



BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



P: 786.409.4462
2200 NW 2nd Ave Miami, FL 33127

Project Management:
Envoie Projects
220 East 42nd Street, Suite 408
New York, NY 10017
P: 646.395.5499

Owner's Representative / PM:
Coastal Group Marinas
Holtec Center, 1001 N. US Hwy One,
Suite 710 Jupiter, FL 33477
P: 561.385.1429

Design Architect:
Winch Design
Parklife House, 133 Deodar Road
London SW15 2NU
P: +44 (0) 20 8392 8400

Structural Engineer:
TYLin Group
32 Old Slip 10th and 17th Floors
New York, NY 10005
P: 212.228.0662

Landscape Design Architect:
Wirtz International Landscape Architects
Botermelkdijk 464 2900 Schoten België
P: +32 (0) 3 680 13 22

Landscape Architect of Record:
Christopher Cawley Landscape Architecture
7245 NE 4th Ave, Suite 104
Miami, FL 33138
P: 786.536.2961

MEPS Engineer:
Hanington Engineering Consultants
233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920
P: 973.691.0602

Civil Engineer:
Kimley Horn
2 Alhambra Plaza, Suite 500
Coral Gables, FL 33134
P: 305.673.2025

| No. | Issue | Date | To |
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| | | 09/07/2025 | MB |
| | | | |

Scale
AERIAL RENDERING

Drawn By
DH, BG

Dwg. no.

A01

PB25-0784: 09-07-2025
FINAL SUBMITTAL



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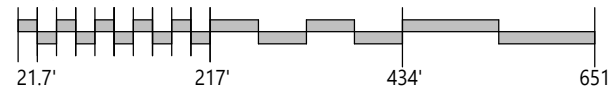
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Graphic Scale: 1 inch = 217 feet



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Scale
1 : 2600

CONTEXT LOCATION PLAN



Drawn By
JG

Dwg. no.

A06

PB25-0784: 09-07-2025 FINAL SUBMITTAL



MACARTHUR CAUSEWAY

US COAST GUARD

SOUTH BEACH

PORT OF MIAMI

FISHER ISLAND

170 MACARTHUR CAUSEWAY
AREA: 161,671 SF

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Scale

CONTEXT STUDY

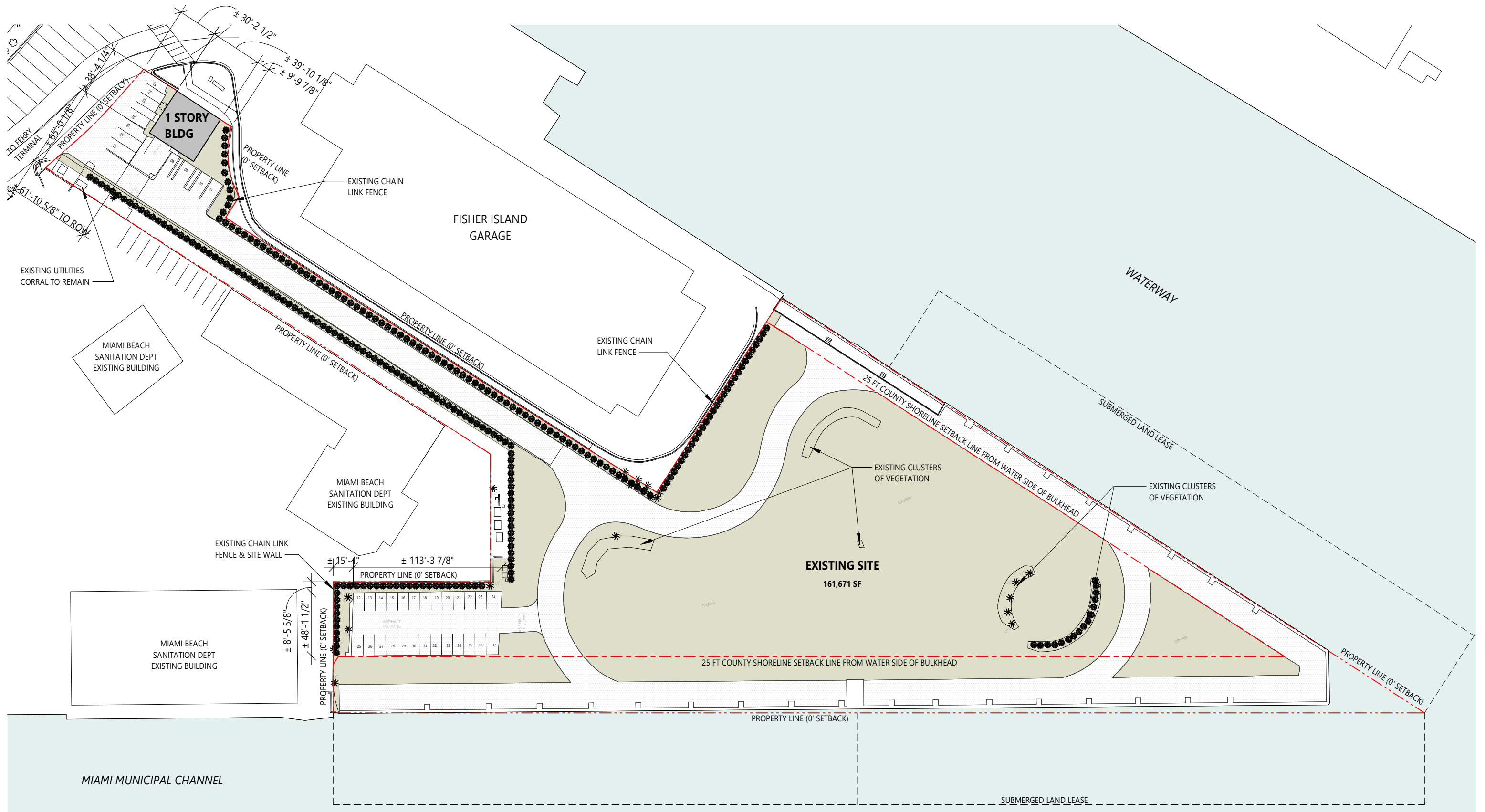
Drawn By
JG

Dwg. no.

A08

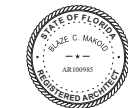
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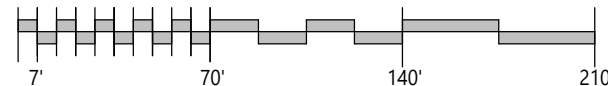
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Graphic Scale: 1 inch = 70 feet



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Scale
1" = 70'-0"

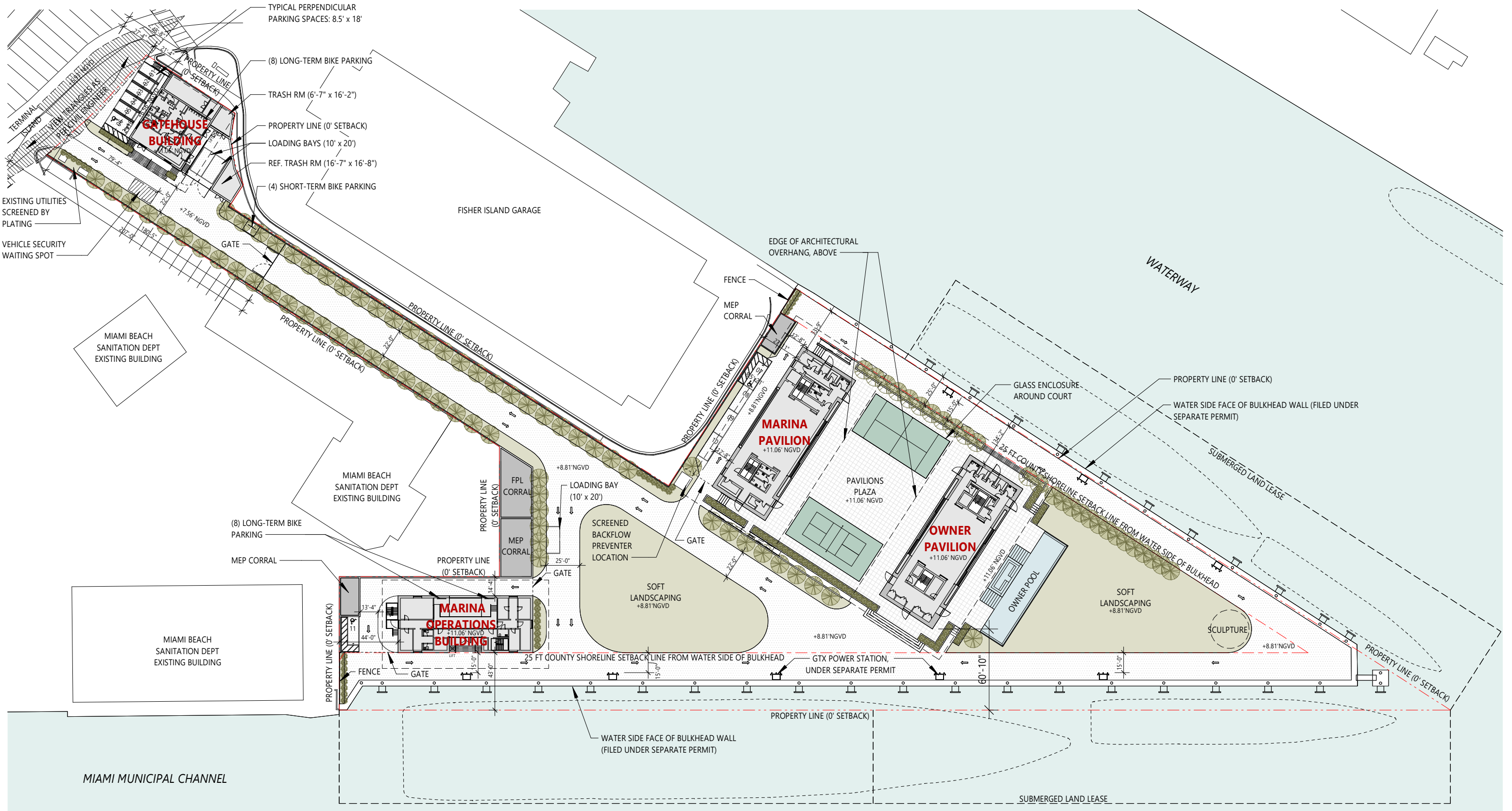
EXISTING SITE PLAN



Drawn By
JG

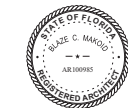
Dwg. no.

A15



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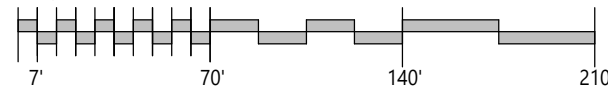
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Graphic Scale: 1 inch = 70 feet



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Scale
1" = 70'-0"

PROPOSED SITE PLAN



Drawn By
JK, JG, GS

Dwg. no.

A20

MARINA OPERATIONS SUMMARY

- **Hours of Operation** – 24/7; peak hours 7:00AM to 6:00PM.
- **Marina Staff** – Maximum 10 permanent marina employees per shift. Includes security, maintenance, receptionist, marina manager and support staff.
- **Crew** – Varies depending on vessels docked. Crew lives onboard and do not have vehicles. Owner to coordinate collective transportation for crew during off days.
- **Parking** – 5 parking spaces required, 11 parking spaces provided. Property is served by four MetroBus routes and bicycle infrastructure is provided.
- **Trash Collections** – Enclosed refrigerated trash room for food waste and enclosed dry trash room located in Gatehouse. City-approved waste collection company to pick up at least two times a week.
- **Deliveries** – Expected deliveries are mainly of provisions for the vessels and the crew's personal orders, which are typically delivered by smaller vehicles such as vans or small refrigerated trucks. Deliveries to be coordinate for non-peak traffic hours.
- **Security** – 24/7 security personnel and video surveillance.

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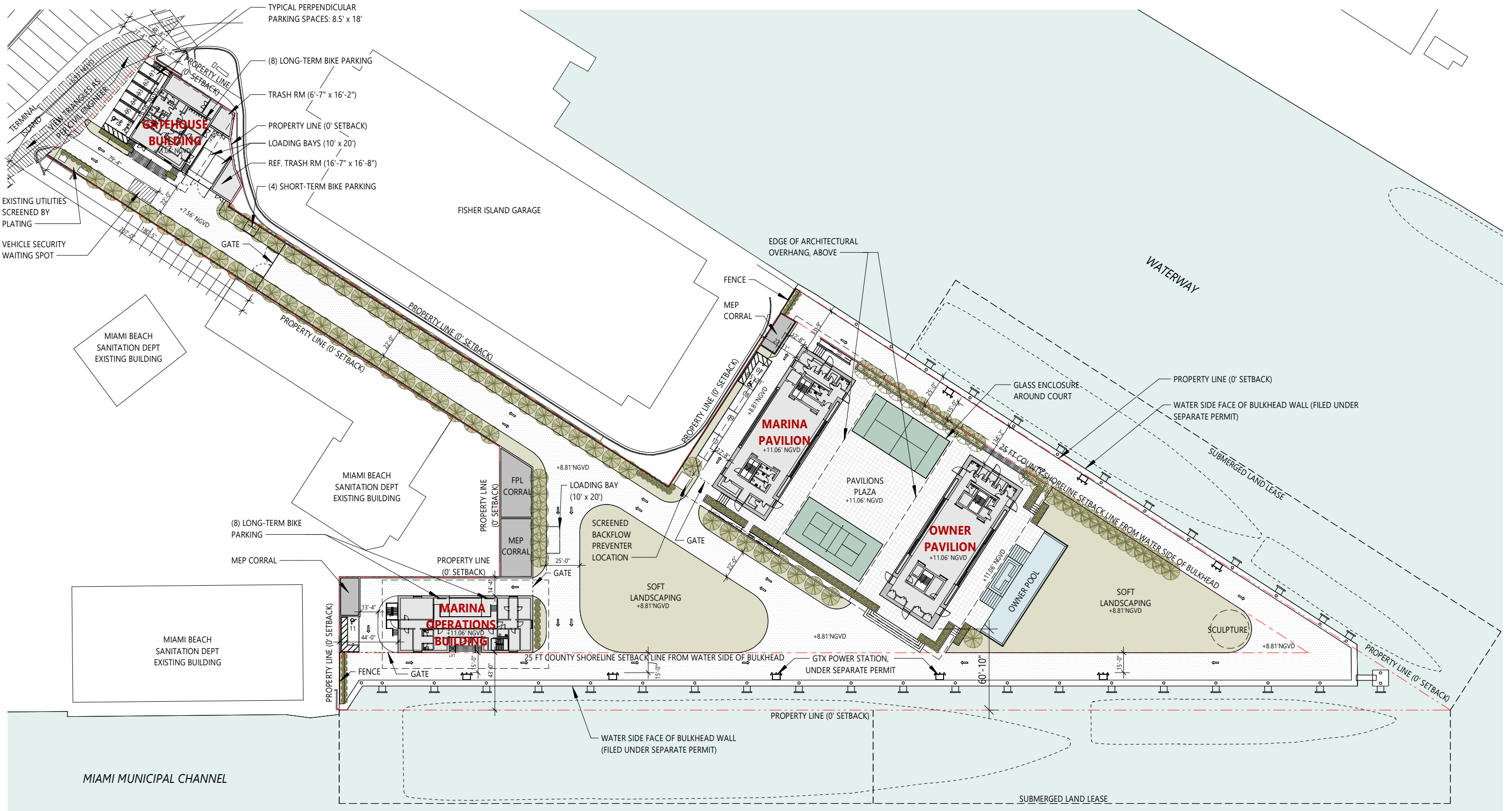
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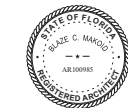
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OPERATIONS SUMMARY
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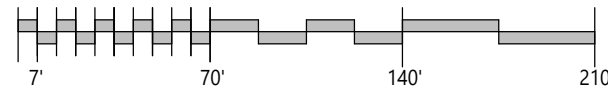
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Graphic Scale: 1 inch = 70 feet



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Scale
1" = 70'-0"

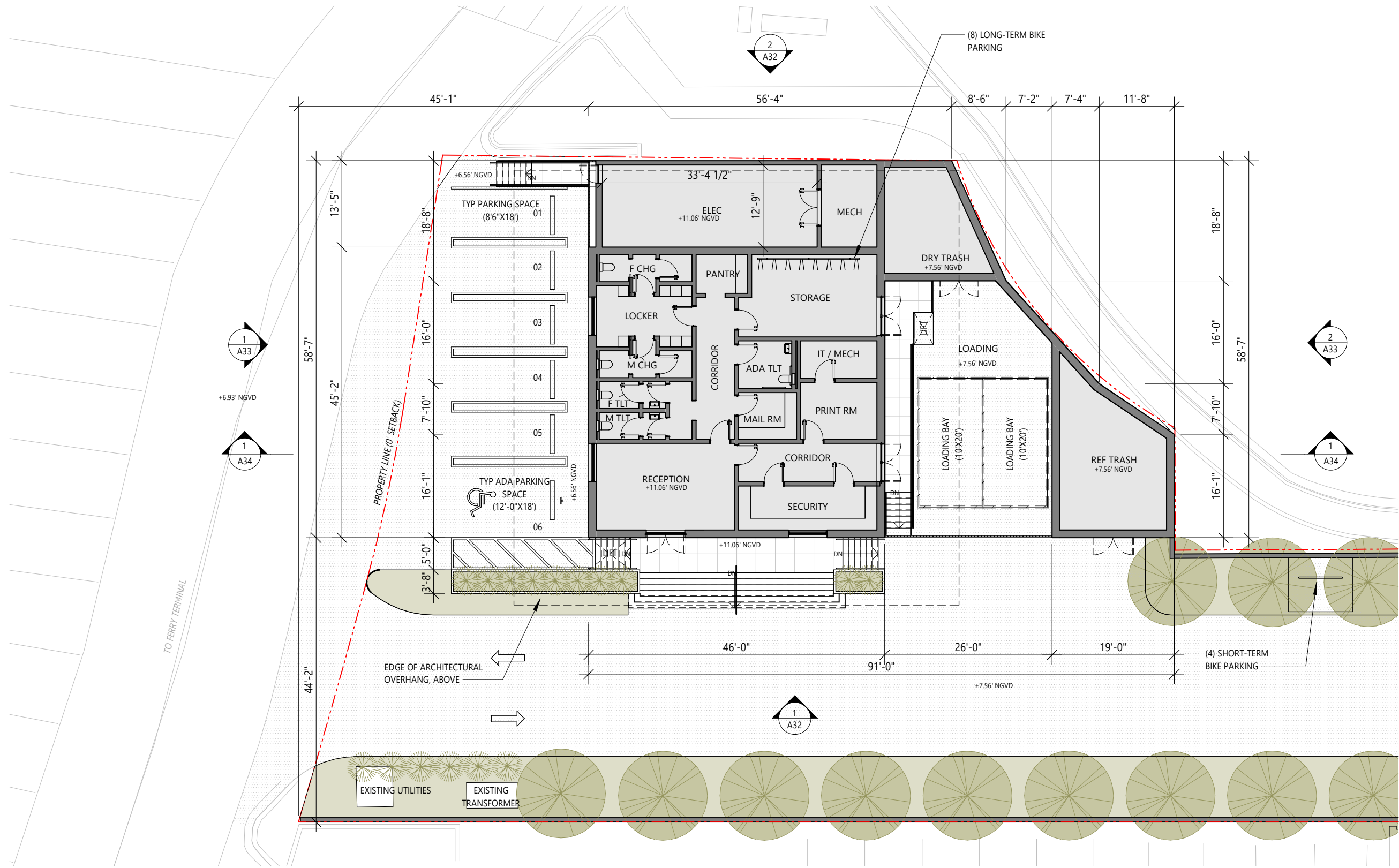
PROPOSED SITE PLAN



Drawn By
JK, JG, GS

Dwg. no.

A20



1 GATEHOUSE FLOOR PLAN
1/16" = 1'-0"

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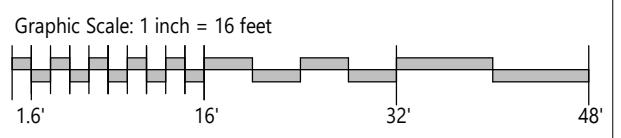
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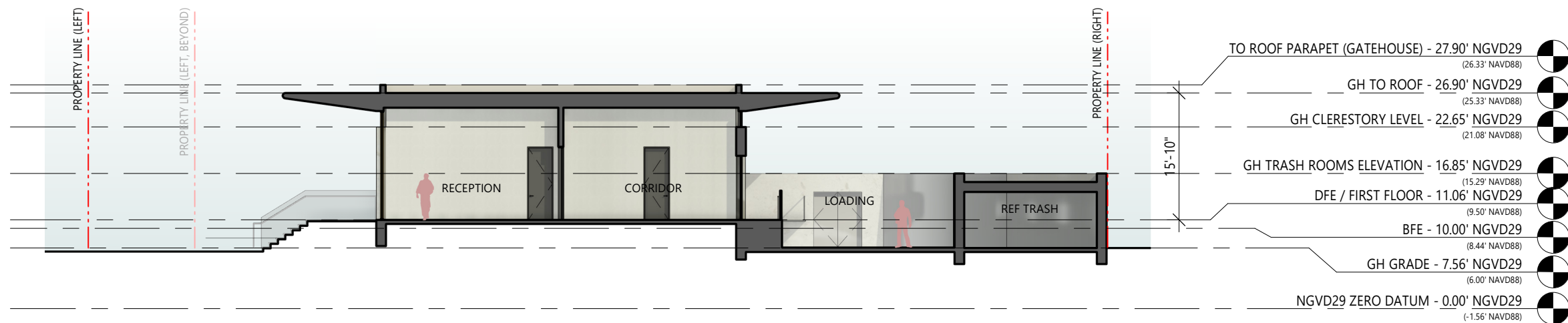


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| PB25-0784 | 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale: 1/16" = 1'-0"
GATEHOUSE FIRST FLOOR PLAN

Drawn By: JG, GS
Dwg. no. **A30**

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1 GATEHOUSE SECTION
1/16" = 1'-0"

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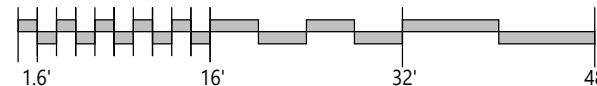
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Graphic Scale: 1 inch = 16 feet



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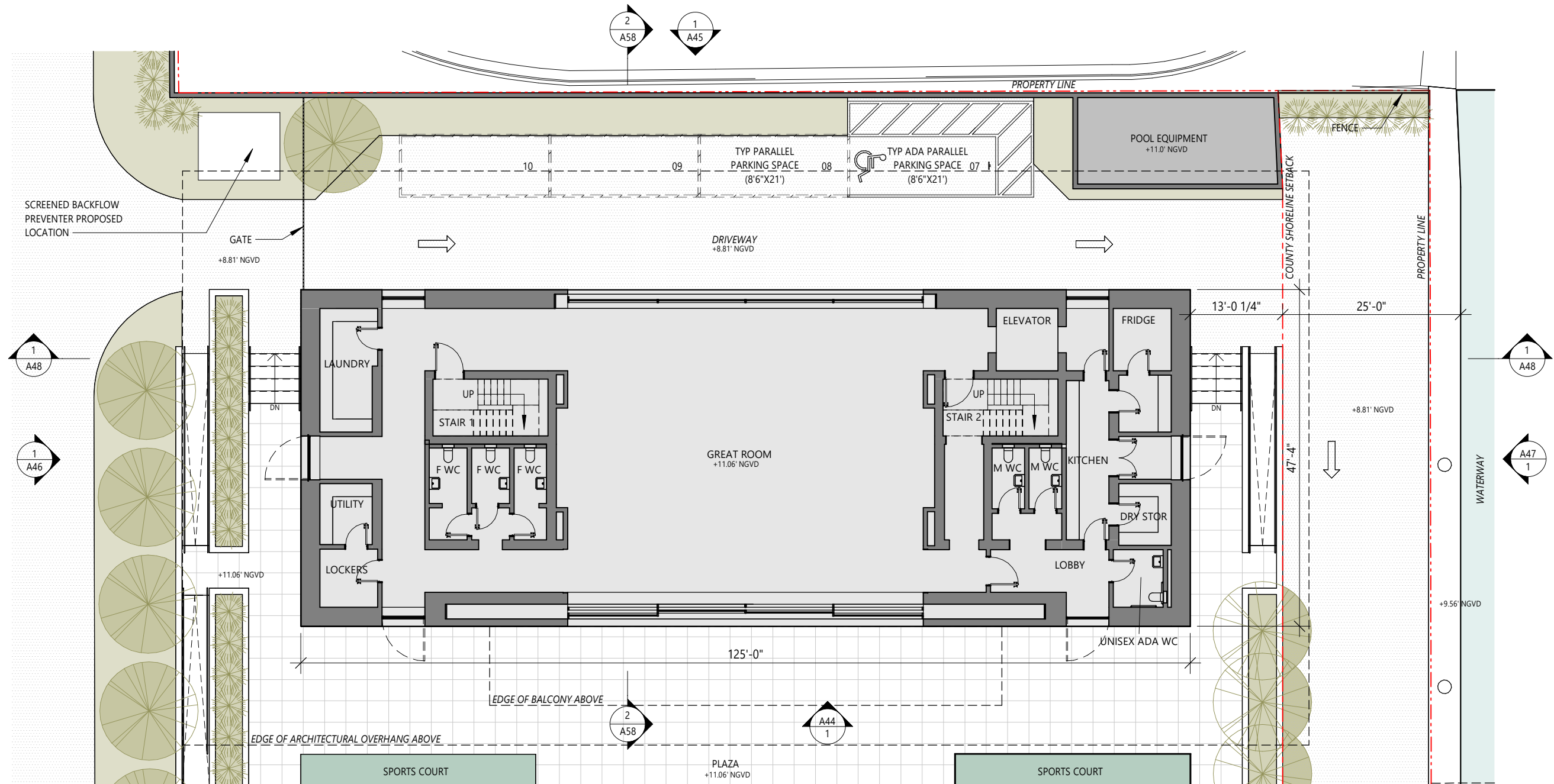
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GATEHOUSE SECTION

Drawn By
GS

Dwg. no.

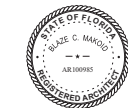
A34



1 MARINA PAVILION FIRST FLOOR PLAN
1/16" = 1'-0"

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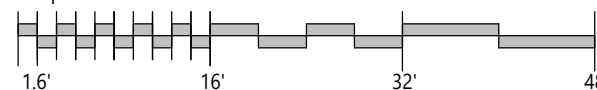
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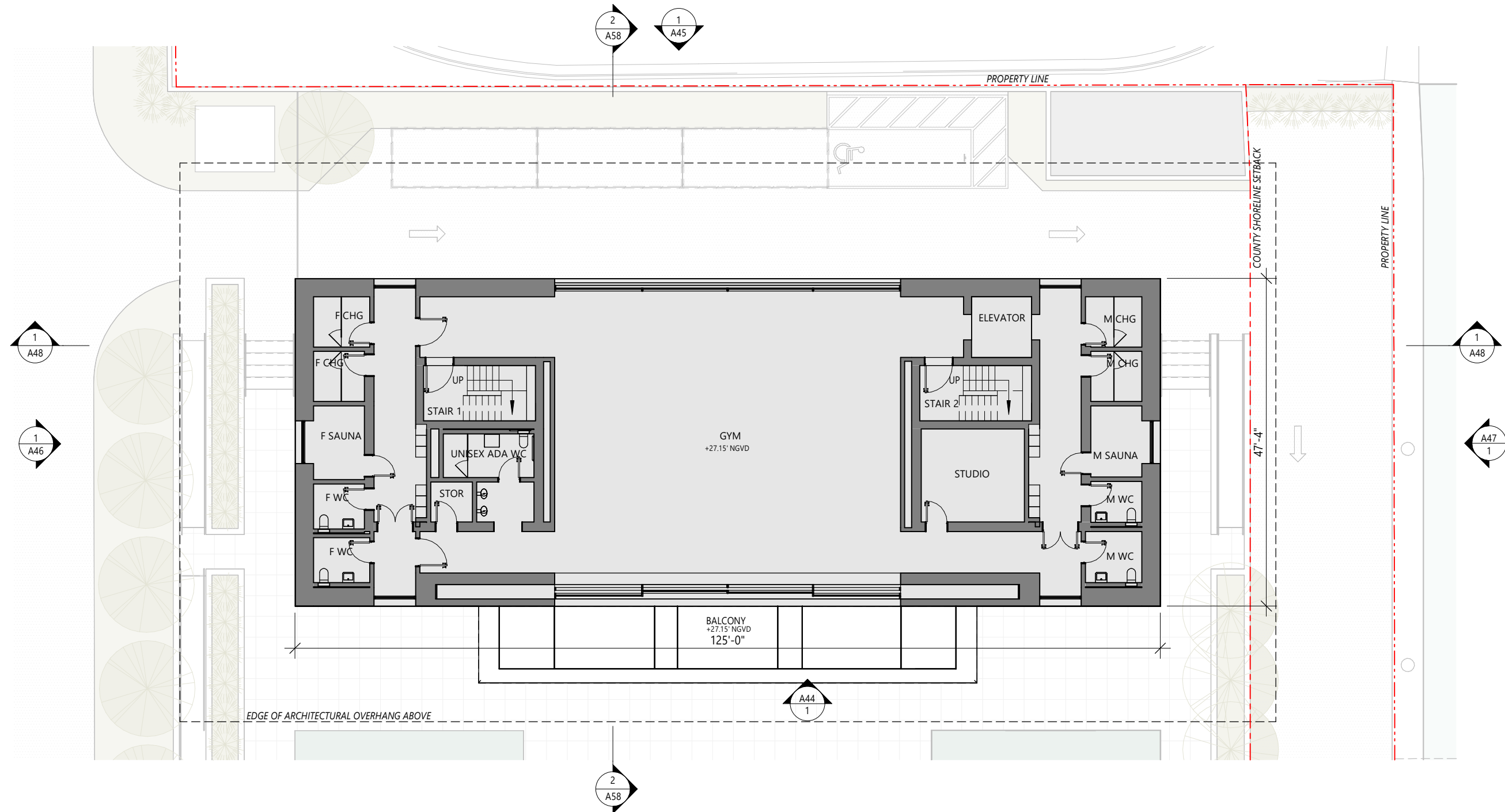
MARINA PAVILION FIRST
FLOOR PLAN



Drawn By
GS, JK

Dwg. no.

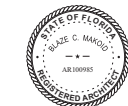
A40



1 MARINA PAVILION SECOND FLOOR PLAN
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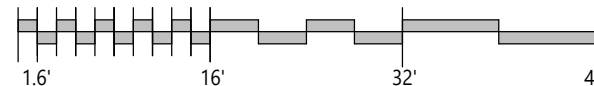
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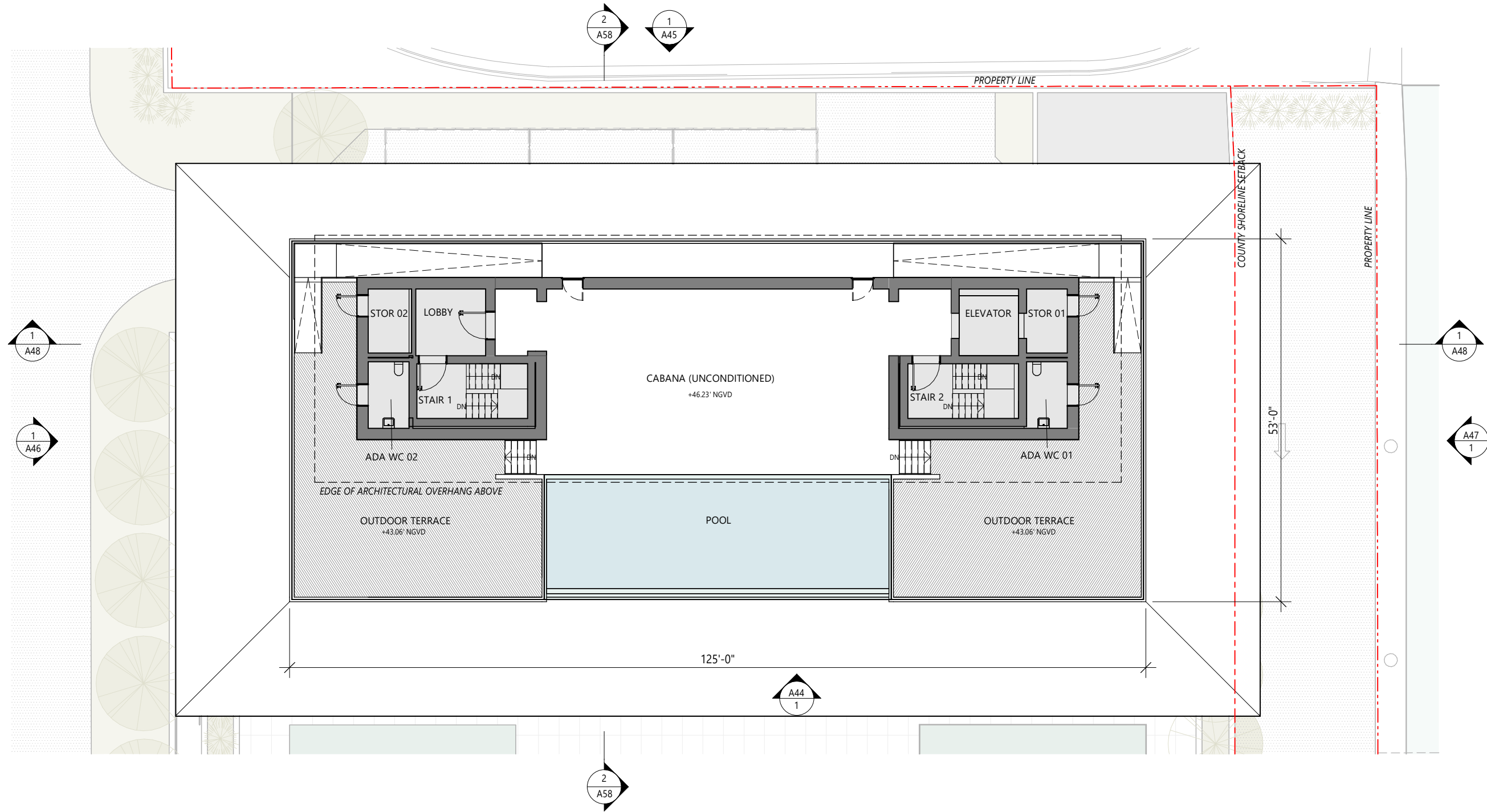
MARINA PAVILION SECOND
FLOOR PLAN



Drawn By
GS, JK

Dwg. no.

A41



1 MARINA PAVILION THIRD FLOOR PLAN
1/16" = 1'-0"

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P: 212.228.0662

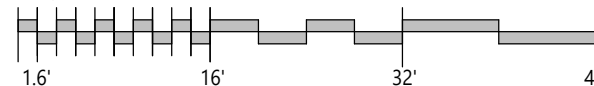
Landscape Design Architect:
Wirtz International Landscape Architects
Botermelkdijk 464 2900 Schoten België
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Landscape Architect of Record:
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Civil Engineer:
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Coral Gables, FL 33134
P: 305.673.2025

Graphic Scale: 1 inch = 16 feet



| No. | Issue | Date | To |
|-----------|----------------------------|------------|----|
| PB25-0784 | 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale
1/16" = 1'-0"

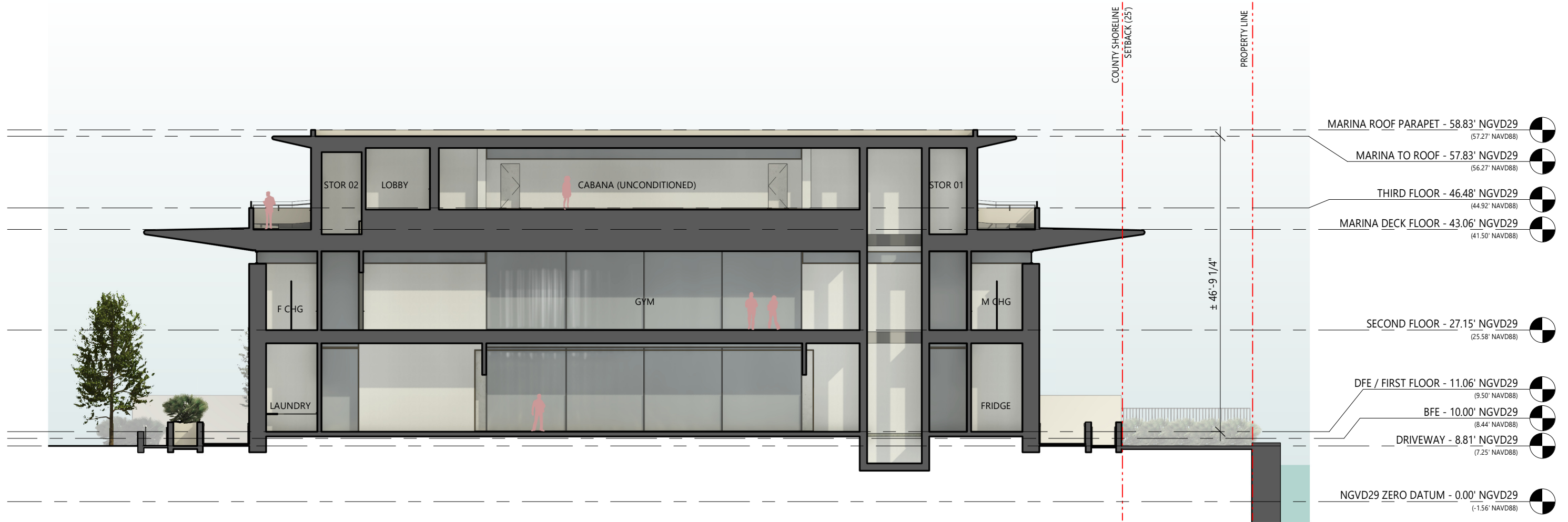
MARINA PAVILION THIRD
FLOOR PLAN



Drawn By
GS, JK

Dwg. no.

A42



1 MARINA PAVILION SECTION
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



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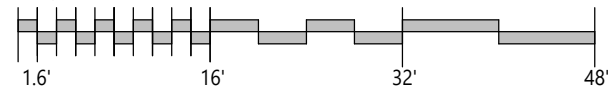
Landscape Design Architect:
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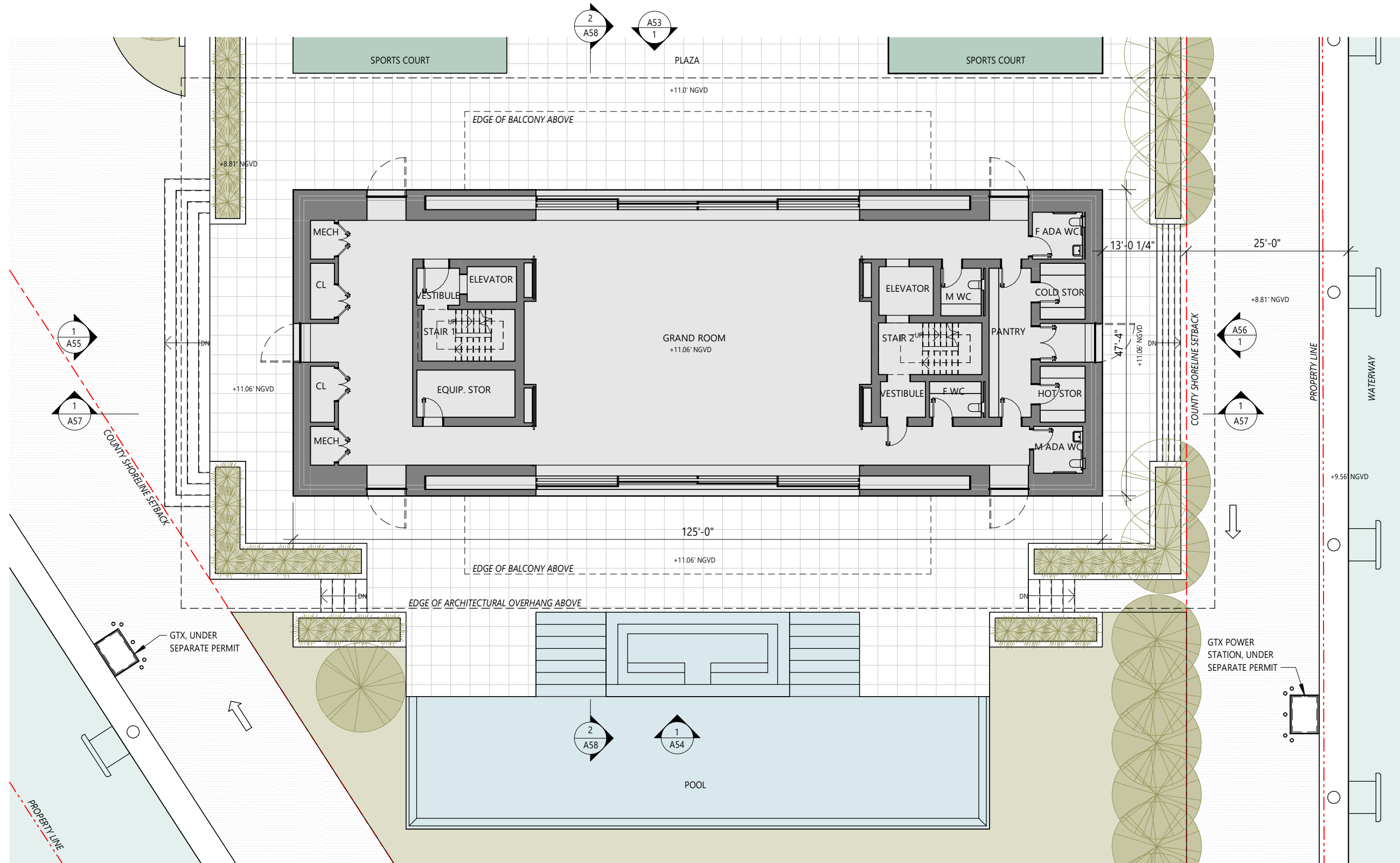
Scale
1/16" = 1'-0"

MARINA PAVILION SECTION

Drawn By
GS

Dwg. no.

A48



1 OWNERS PAVILION FIRST FLOOR PLAN
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



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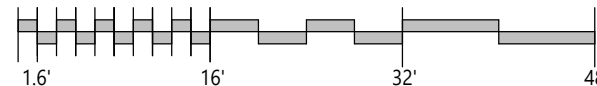
Landscape Design Architect:
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Graphic Scale: 1 inch = 16 feet



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Scale
1/16" = 1'-0"

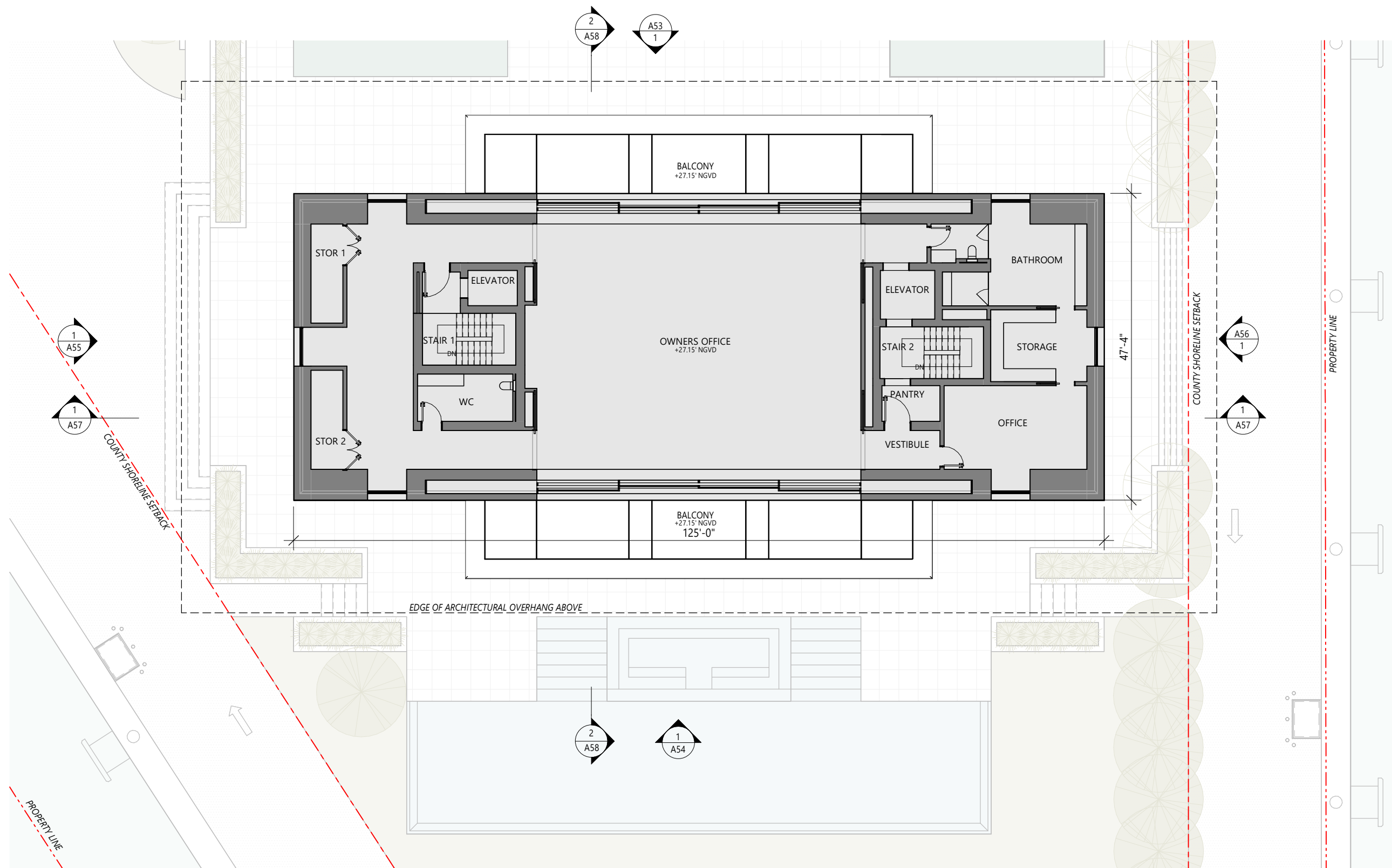
OWNER PAVILION FIRST
FLOOR PLAN



Drawn By
GS

Dwg. no.

A50



1 OWNERS PAVILION SECOND FLOOR PLAN
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



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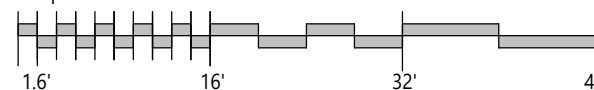
Landscape Design Architect:
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Graphic Scale: 1 inch = 16 feet



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Scale
1/16" = 1'-0"

OWNER PAVILION SECOND
FLOOR PLAN



Drawn By
GS

Dwg. no.

A51



1 OWNER PAVILION SECTION
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



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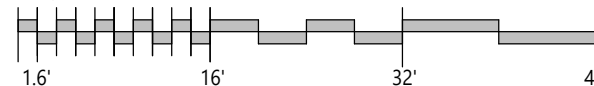
Landscape Design Architect:
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Graphic Scale: 1 inch = 16 feet



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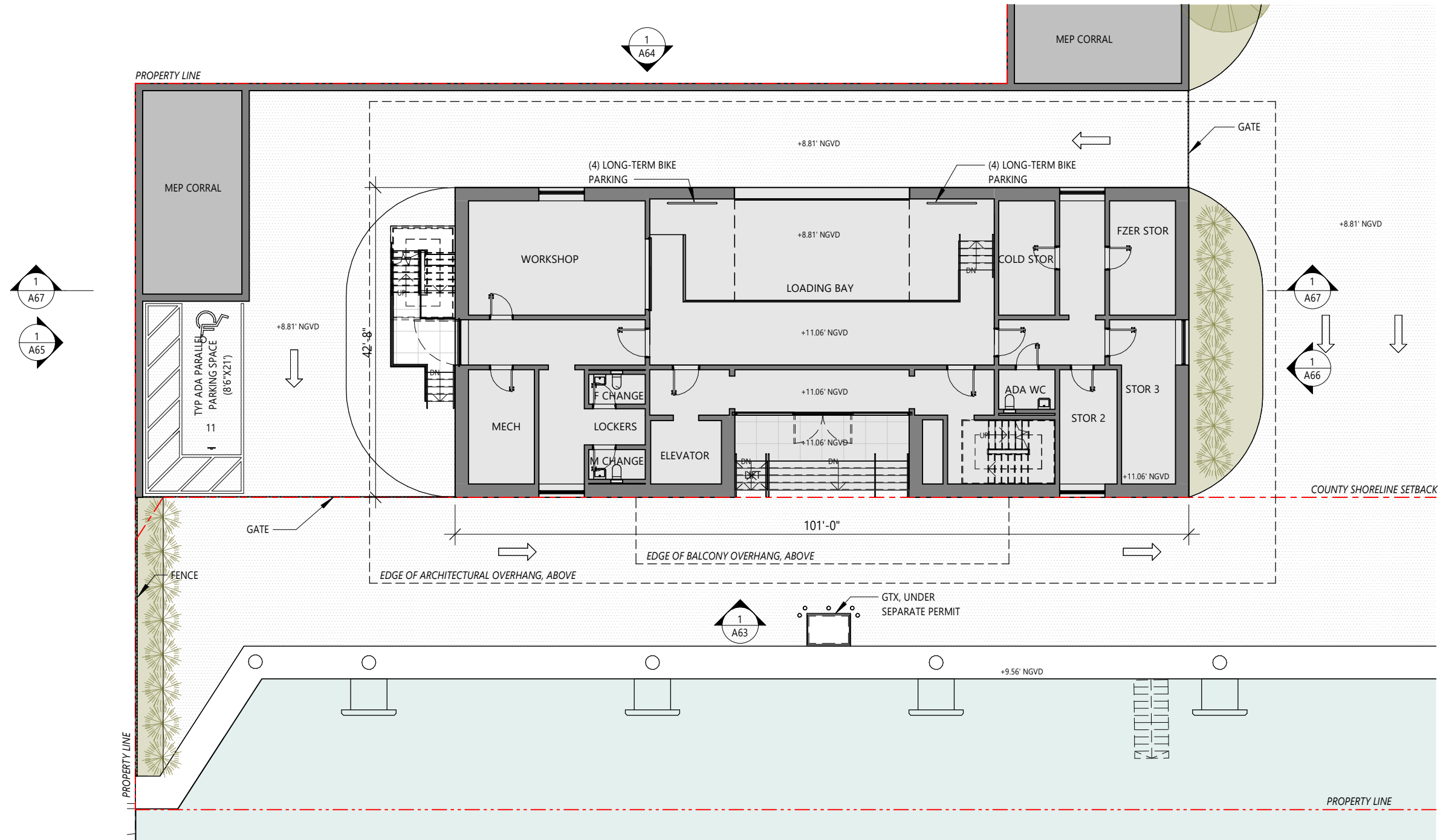
Scale
1/16" = 1'-0"

OWNER PAVILION SECTION

Drawn By
GS

Dwg. no.

A57



1 MARINA OPERATIONS FIRST FLOOR PLAN
1/16" = 1'-0"

BMA Project No. 2025.05.1



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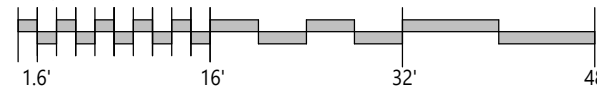
Landscape Design Architect:
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Graphic Scale: 1 inch = 16 feet



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| PB25-0784 | 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale
1/16" = 1'-0"

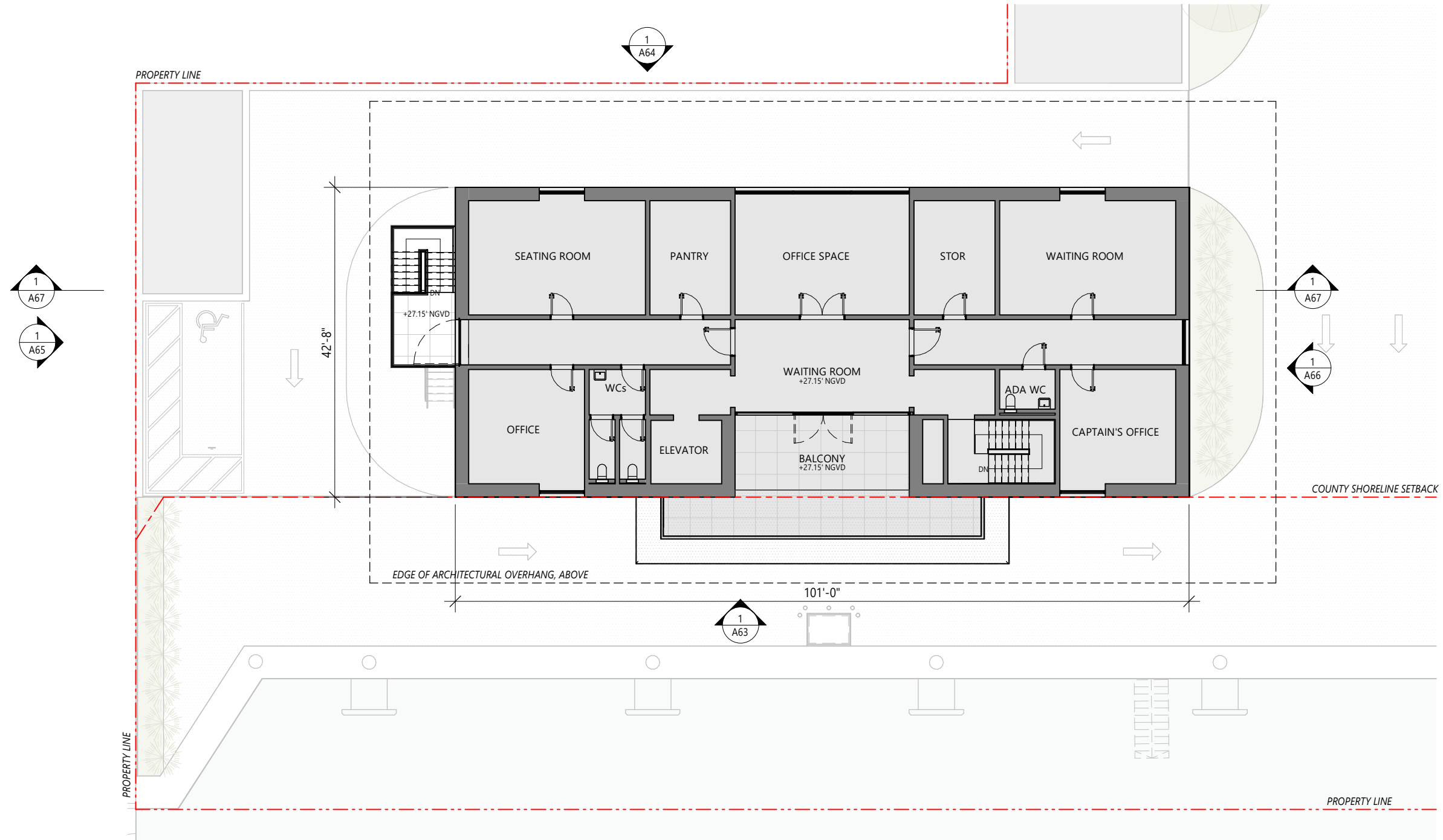
OPERATIONS FIRST FLOOR
PLAN



Drawn By
GS

Dwg. no.

A60



1 MARINA OPERATIONS SECOND FLOOR PLAN
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



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P: +44 (0) 20 8392 8400

Structural Engineer:
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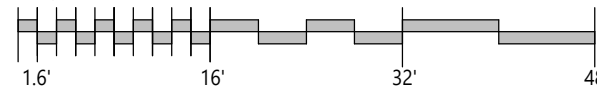
Landscape Design Architect:
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Graphic Scale: 1 inch = 16 feet



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Scale
1/16" = 1'-0"

OPERATIONS SECOND FLOOR
PLAN



Drawn By
GS

Dwg. no.

A61



1 MARINA OPERATIONS SECTION
1/16" = 1'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



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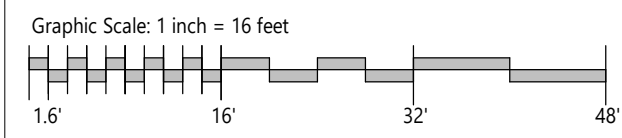
Structural Engineer:
TYLin Group
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P: 305.673.2025



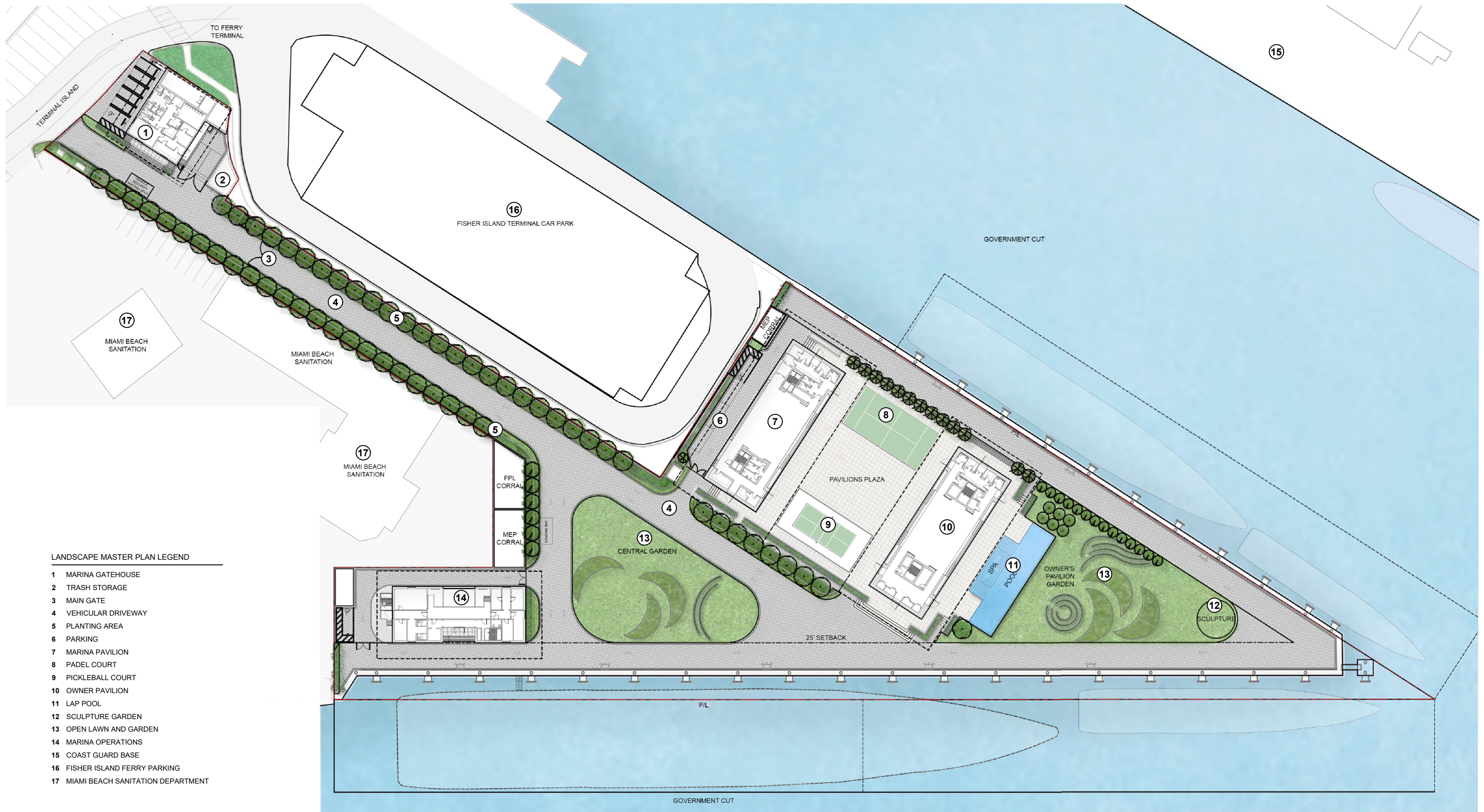
| No. | Issue | Date | To |
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| PB25-0784 | 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale
1/16" = 1'-0"
OPERATIONS SECTION

Drawn By
GS

Dwg. no.
A67

PB25-0784: 09-07-2025 FINAL SUBMITTAL



LANDSCAPE MASTER PLAN LEGEND

- 1 MARINA GATEHOUSE
- 2 TRASH STORAGE
- 3 MAIN GATE
- 4 VEHICULAR DRIVEWAY
- 5 PLANTING AREA
- 6 PARKING
- 7 MARINA PAVILION
- 8 PADEL COURT
- 9 PICKLEBALL COURT
- 10 OWNER PAVILION
- 11 LAP POOL
- 12 SCULPTURE GARDEN
- 13 OPEN LAWN AND GARDEN
- 14 MARINA OPERATIONS
- 15 COAST GUARD BASE
- 16 FISHER ISLAND FERRY PARKING
- 17 MIAMI BEACH SANITATION DEPARTMENT

BMA Project No. 2025.05.1

ONE ISLAND PARK

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Scale
1" = 70'

LANDSCAPE MASTER SITE PLAN



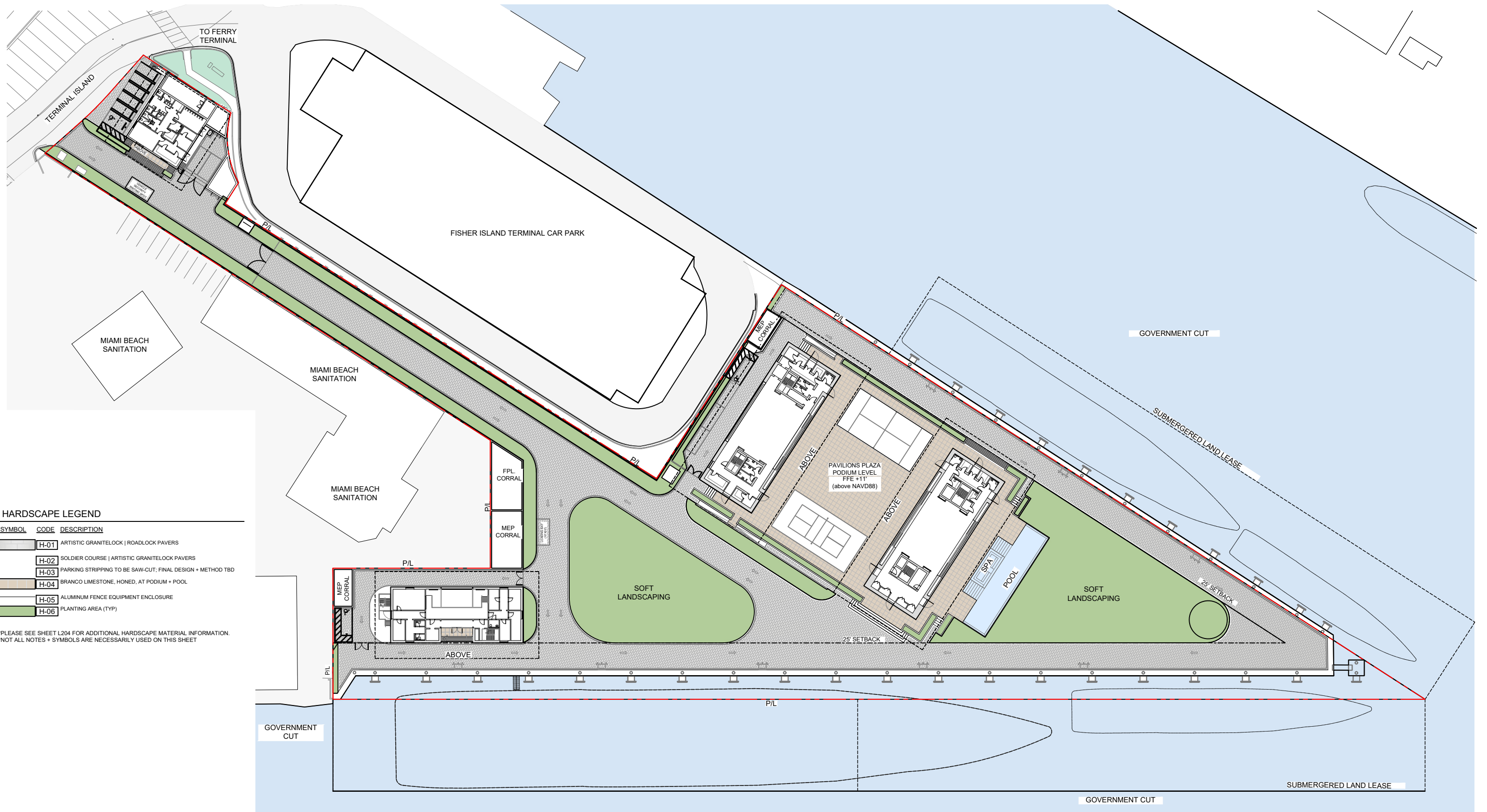
Drawn By

Dwg. no.

L100

Date/Time Stamp

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HARDSCAPE LEGEND

| SYMBOL | CODE | DESCRIPTION |
|-----------|------|--|
| [Pattern] | H-01 | ARTISTIC GRANITELOCK ROADLOCK PAVERS |
| [Pattern] | H-02 | SOLDIER COURSE ARTISTIC GRANITELOCK PAVERS |
| [Pattern] | H-03 | PARKING STRIPPING TO BE SAW-CUT; FINAL DESIGN + METHOD TBD |
| [Pattern] | H-04 | BRANCO LIMESTONE, HONED, AT PODIUM + POOL |
| [Pattern] | H-05 | ALUMINUM FENCE EQUIPMENT ENCLOSURE |
| [Pattern] | H-06 | PLANTING AREA (TYP) |

*PLEASE SEE SHEET L204 FOR ADDITIONAL HARDSCAPE MATERIAL INFORMATION.
 *NOT ALL NOTES + SYMBOLS ARE NECESSARILY USED ON THIS SHEET

BMA Project No. 2025.05.1

ONE ISLAND PARK

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Date/Time Stamp

Scale
 1" = 70'

HARDSCAPE PLAN



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Drawn By

Dwg. no.

L200



BMA Project No. 2025.05.1

ONE ISLAND PARK



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| | | 09/07/2025 | MB |

Scale

GATEHOUSE ENTRY
RENDERING

Drawn By
DH, BG

Dwg. no.

A80

PB25-0784: 09-07-2025
FINAL SUBMITTAL



BMA Project No. 2025.05.1

ONE ISLAND PARK



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| | PB25-0784: 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

PB25-0784: 09-07-2025
 FINAL SUBMITTAL

Scale
EAST WATERWAY RENDERING

Drawn By
DH, BG

Dwg. no.

A81



BMA Project No. 2025.05.1

ONE ISLAND PARK



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Coastal Group Marinas
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Design Architect:
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P: +44 (0) 20 8392 8400

Structural Engineer:
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32 Old Slip 10th and 17th Floors
New York, NY 10005
P: 212.228.0662

Landscape Design Architect:
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Landscape Architect of Record:
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MEPS Engineer:
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Basking Ridge, NJ 07920
P: 973.691.0602

Civil Engineer:
Kimley Horn
2 Alhambra Plaza, Suite 500
Coral Gables, FL 33134
P: 305.673.2025

| No. | Issue | Date | To |
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| | PB25-0784: 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

PB25-0784: 09-07-2025
FINAL SUBMITTAL

Scale
WEST WATERWAY RENDERING

Drawn By
DH, BG

Dwg. no.

A82



BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

BMA
ARCHITECTS

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|-----|---------------------------------------|------------|----|
| | PB25-0784: 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale

OWNER PAVILION RENDERING

Drawn By
DH, BG

Dwg. no.

A83

PB25-0784: 09-07-2025
FINAL SUBMITTAL



1 2025.05.05



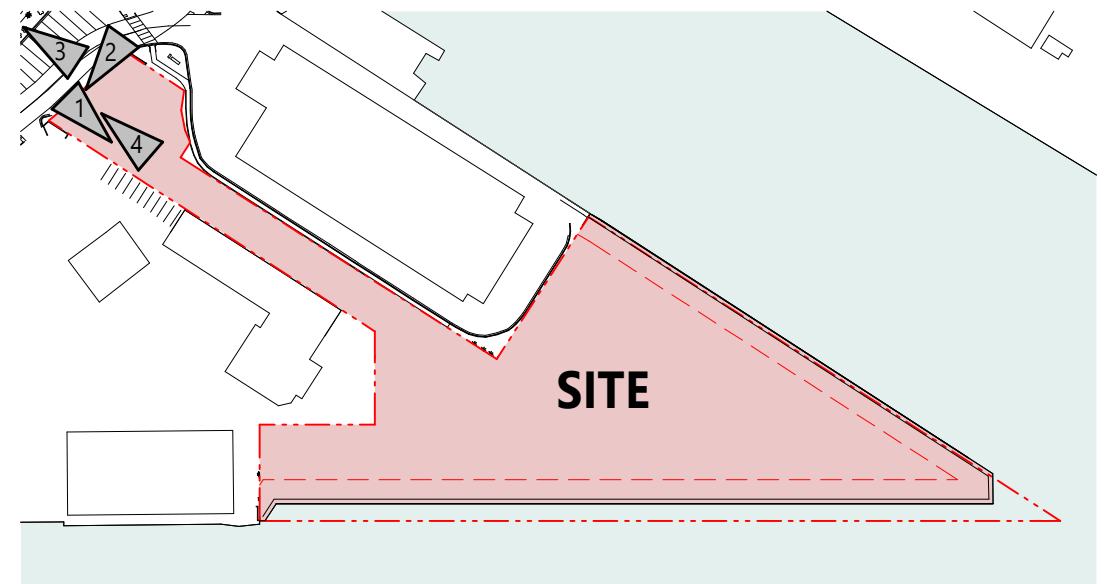
2 2025.05.05



3 2025.05.05



4 2025.05.05



BMA Project No. 2025.05.1

ONE ISLAND PARK

 MIAMI BEACH, FL

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 P: 305.673.2025

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| | PB25-0784: 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale
 1" = 200'-0"
CONTEXT STREET VIEWS

Scale
 1" = 200'-0"
 N


Drawn By
 JG

Dwg. no.
A10

PB25-0784: 09-07-2025 FINAL SUBMITTAL



5 2025.05.05



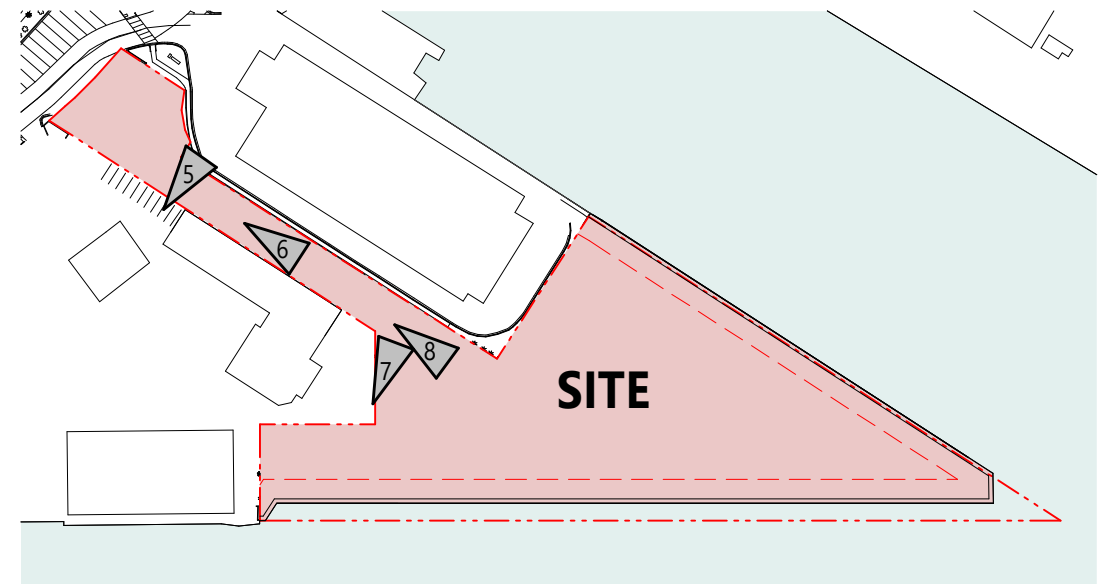
6 2025.05.05



7 2025.05.05



8 2025.05.05



BMA Project No. 2025.05.1



P: 786.409.4462
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Scale
1" = 200'-0"

CONTEXT STREET VIEWS



Drawn By
JG

Dwg. no.

A11



9 2025.05.05



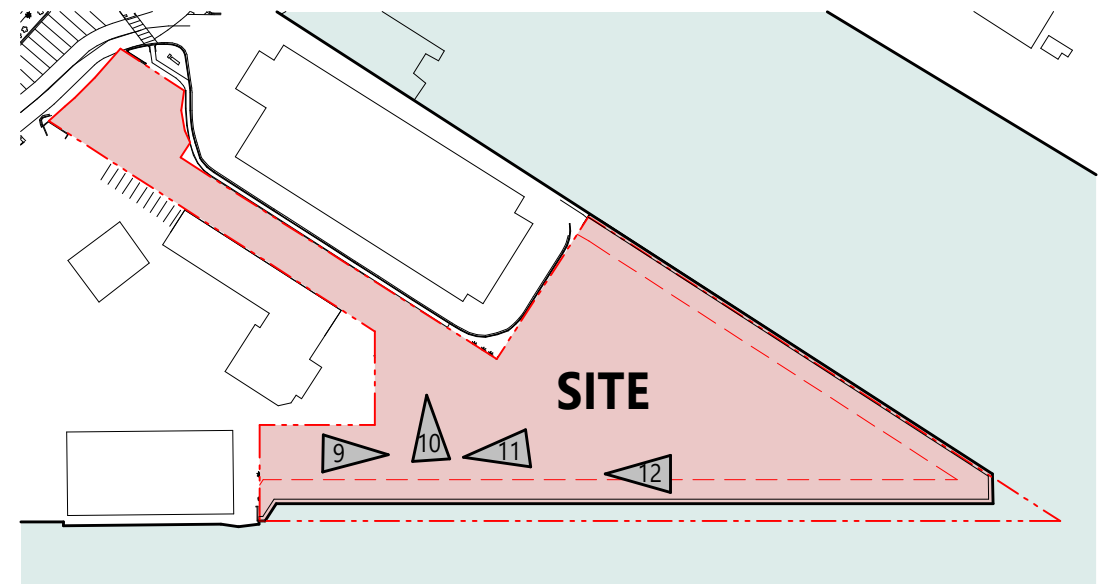
10 2025.05.05



11 2025.05.05



12 2025.05.05



BMA Project No. 2025.05.1



Project Management:
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 P: 305.673.2025

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|-----|-------|------------|----|
| | | 09/07/2025 | MB |

Scale
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CONTEXT STREET VIEWS



Drawn By
 JG

Dwg. no.

A12



13 2025.05.05



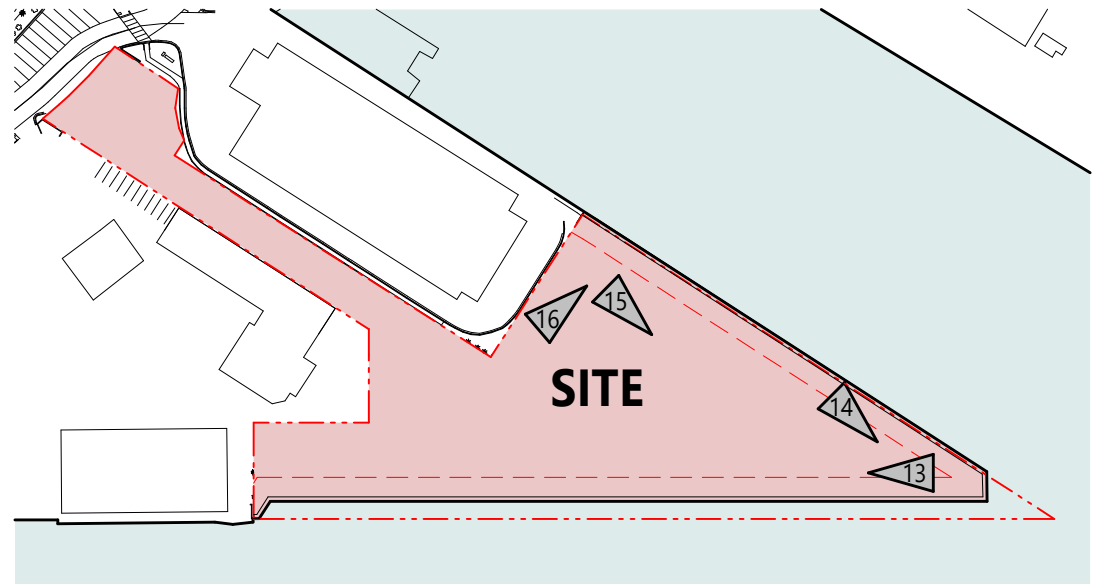
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15 2025.05.05



16 2025.05.05



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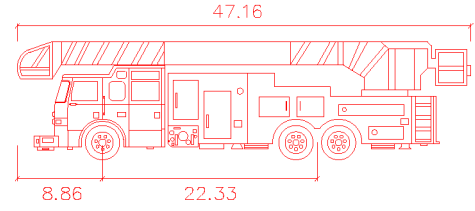
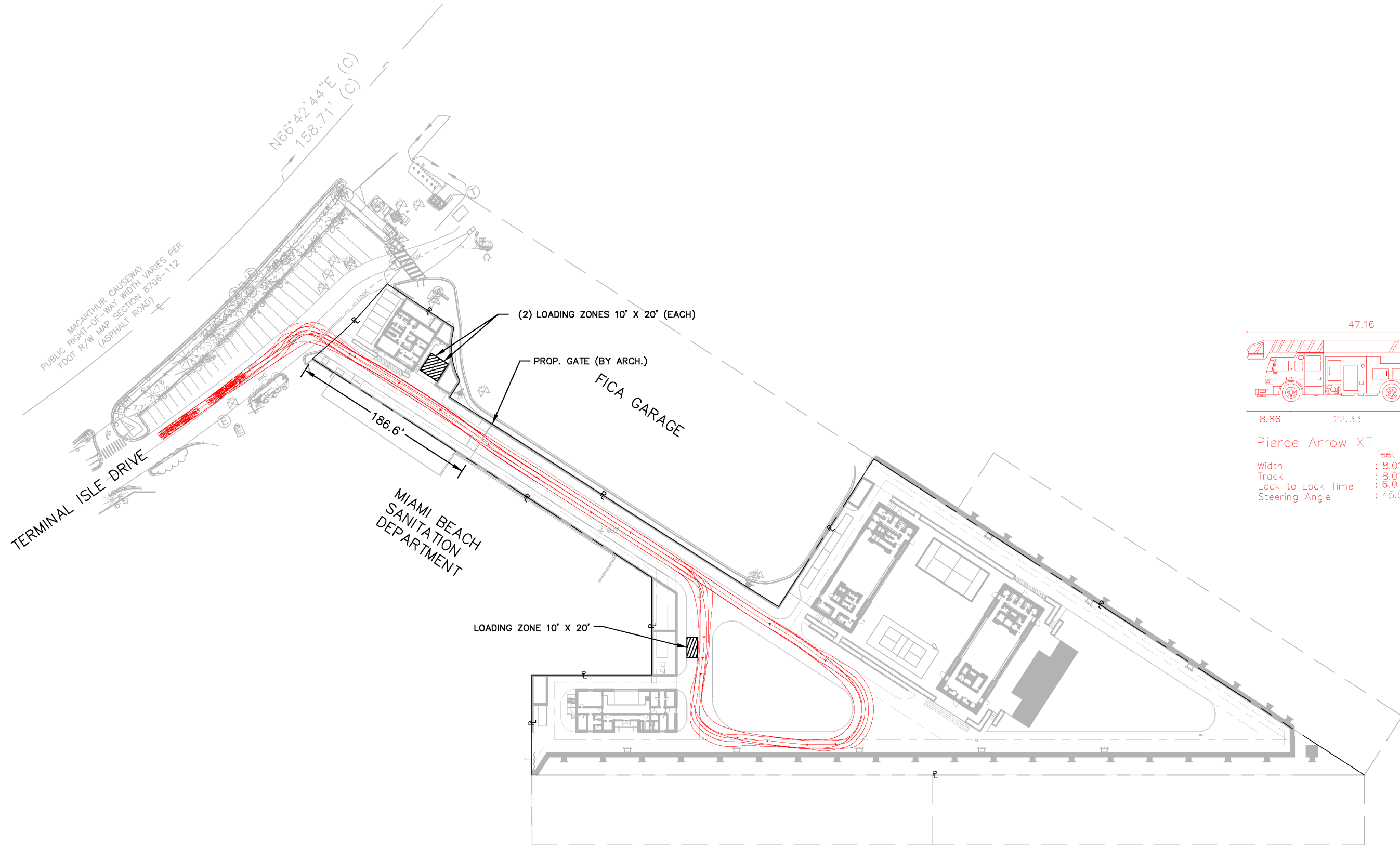
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| | PB25-0784: 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale
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 CONTEXT STREET VIEWS

Scale
 1" = 200'-0"
 Dwg. no.
A13

Scale
 1" = 200'-0"
 Dwg. no.
A13

Scale
 1" = 200'-0"
 Dwg. no.
A13



Pierce Arrow XT

| | |
|-------------------|--------|
| | feet |
| Width | : 8.01 |
| Track | : 8.01 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 45.5 |

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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Design Architect:
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P: +44 (0) 20 8392 8400

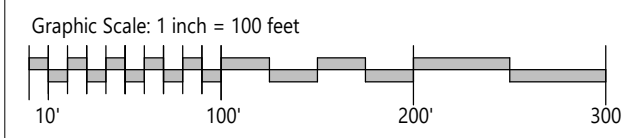
Structural Engineer:
TYLin Group
32 Old Slip 10th and 17th Floors
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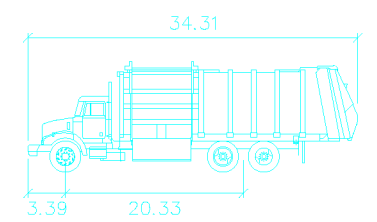
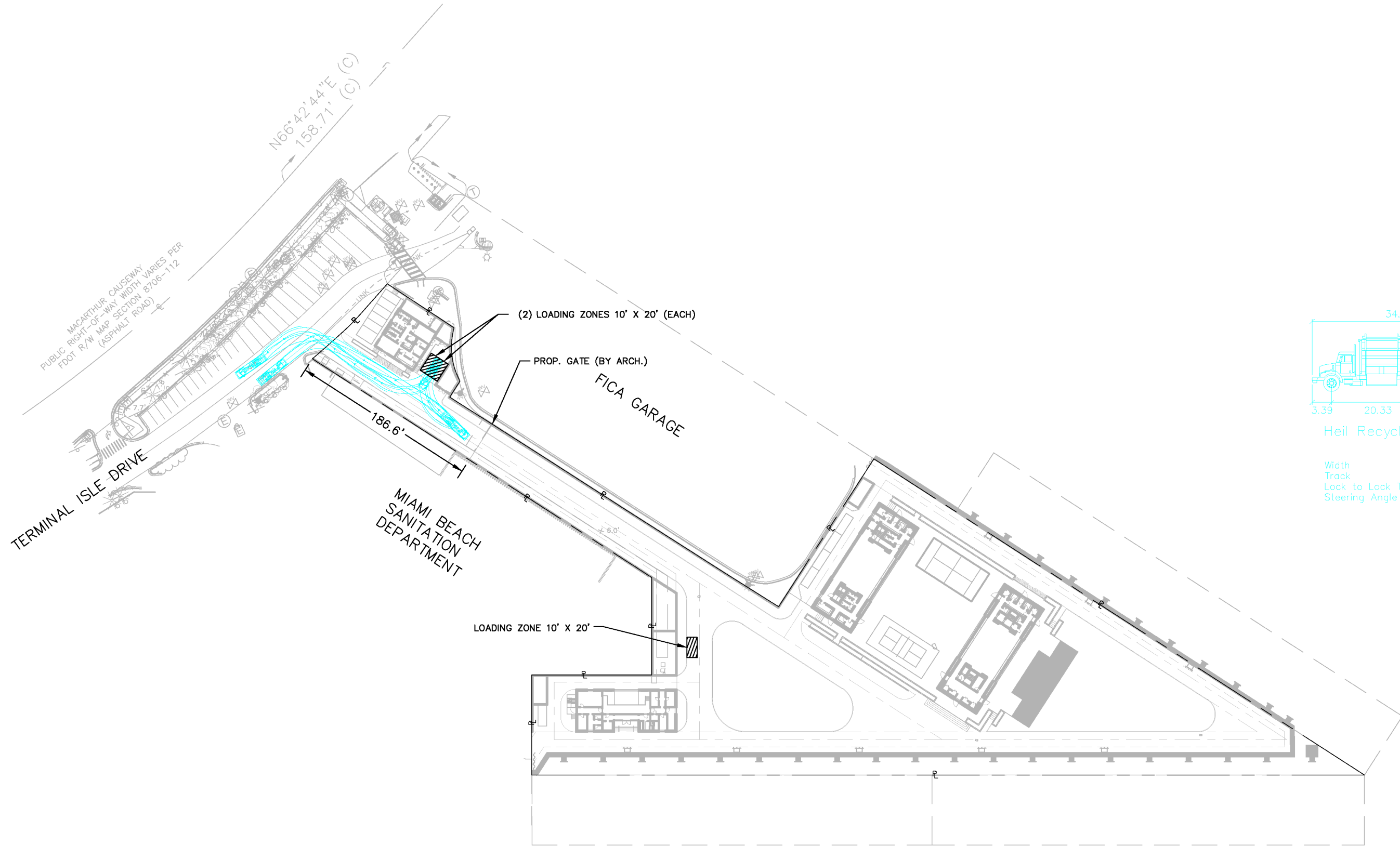
| No. | Issue | Date | To |
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| PB25-0784 | 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale
1" = 100'-0"

MANEUVERABILITY - FIRE
TRUCK

Drawn By
AH GR

Dwg. no.
A25



Heil Recycle 2000
feet
Width : 8.00
Track : 8.04
Lock to Lock Time : 6.0
Steering Angle : 31.3

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL



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Design Architect:
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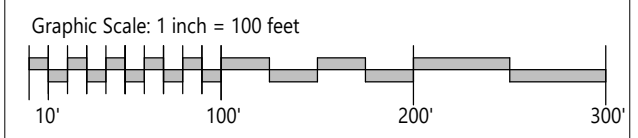
Structural Engineer:
TYLin Group
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Scale
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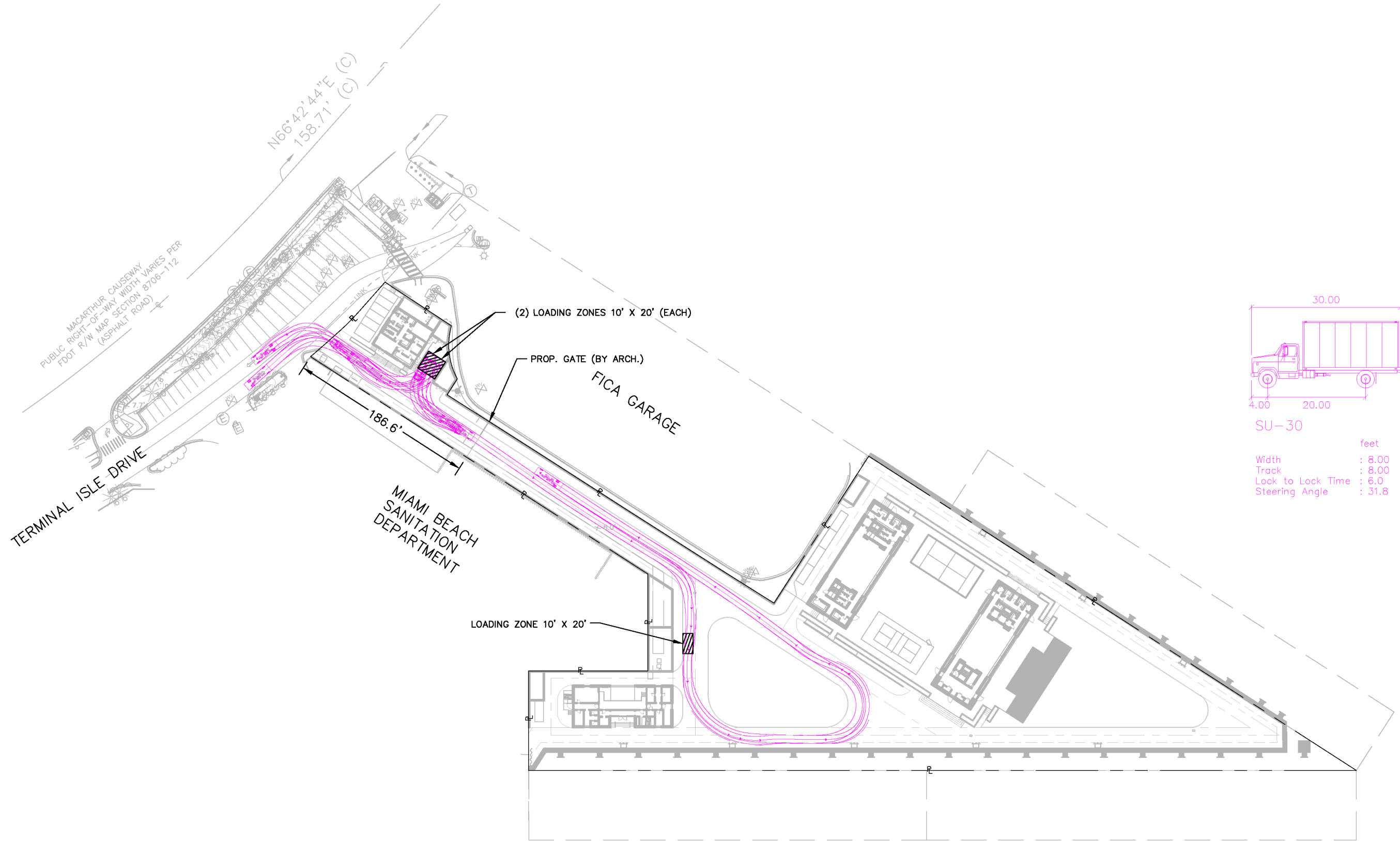
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AH GR

MANEUVERABILITY - GARBAGE TRUCK

Dwg. no.
A26

9/5/2025 10:10:55 AM

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BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

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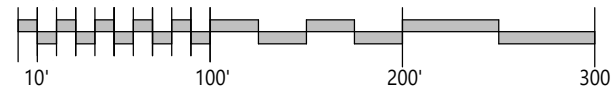
Landscape Design Architect:
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Graphic Scale: 1 inch = 100 feet



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Scale
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MANEUVERABILITY - TRUCK

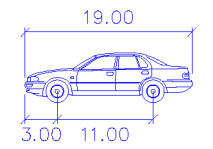
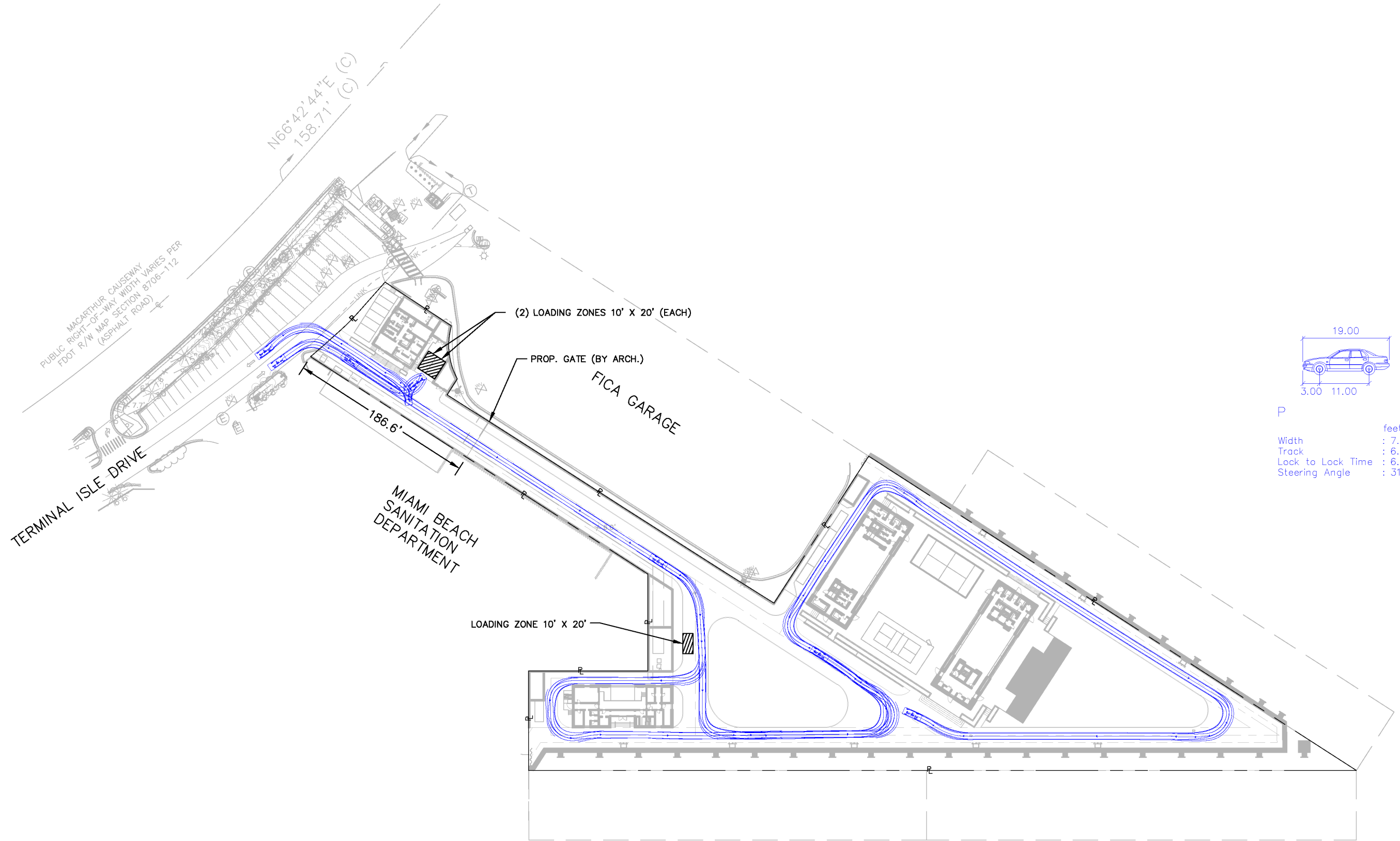
SU-30



Drawn By
AH GR

Dwg. no.

A27



P

| | |
|-------------------|--------|
| | feet |
| Width | : 7.00 |
| Track | : 6.00 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 31.6 |

BMA Project No. 2025.05.1



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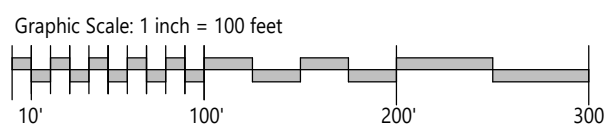
Structural Engineer:
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Scale
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MANEUVERABILITY - PASSENGER VEHICLE

Drawn By
AH GR

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A28

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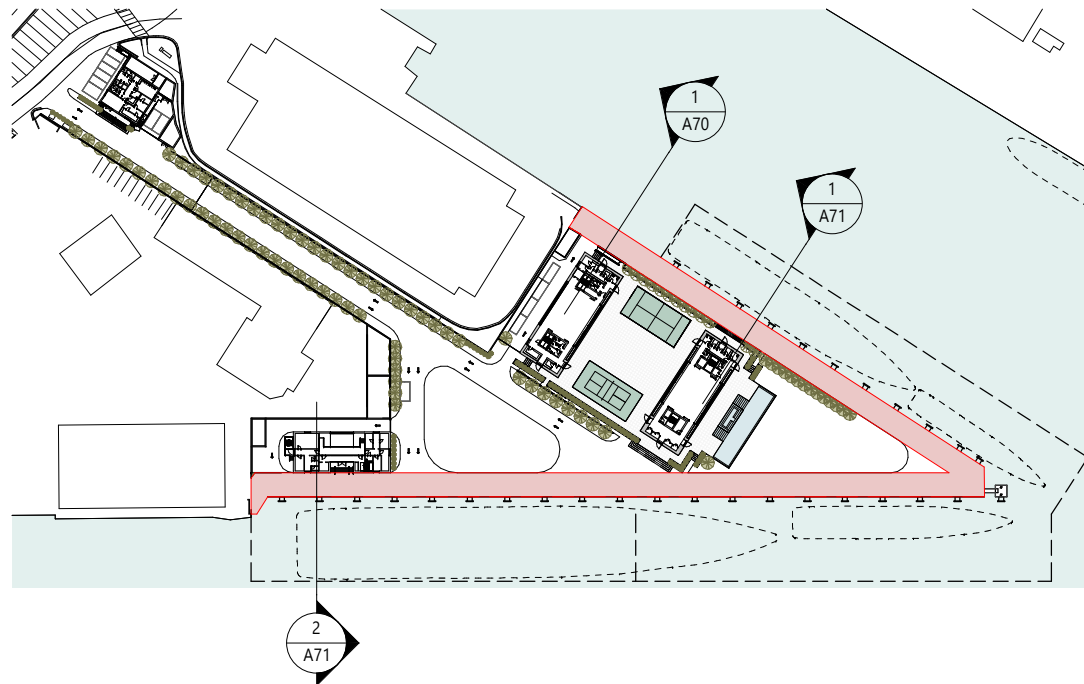
REQUIRED COUNTY SHORELINE SETBACKS:

MARINA PAVILION: 36'-0 3/4" (25'-0" + 11'-0 3/4" (50% OF ADDITIONAL HEIGHT))
 OWNER'S PAVILION: 29'-2 5/8" (25'-0" + 4'-2 5/8" (50% OF ADDITIONAL HEIGHT))
 MARINA OPERATIONS BUILDING: 29'-2 5/8" (25'-0" + 4'-2 5/8" (50% OF ADDITIONAL HEIGHT))

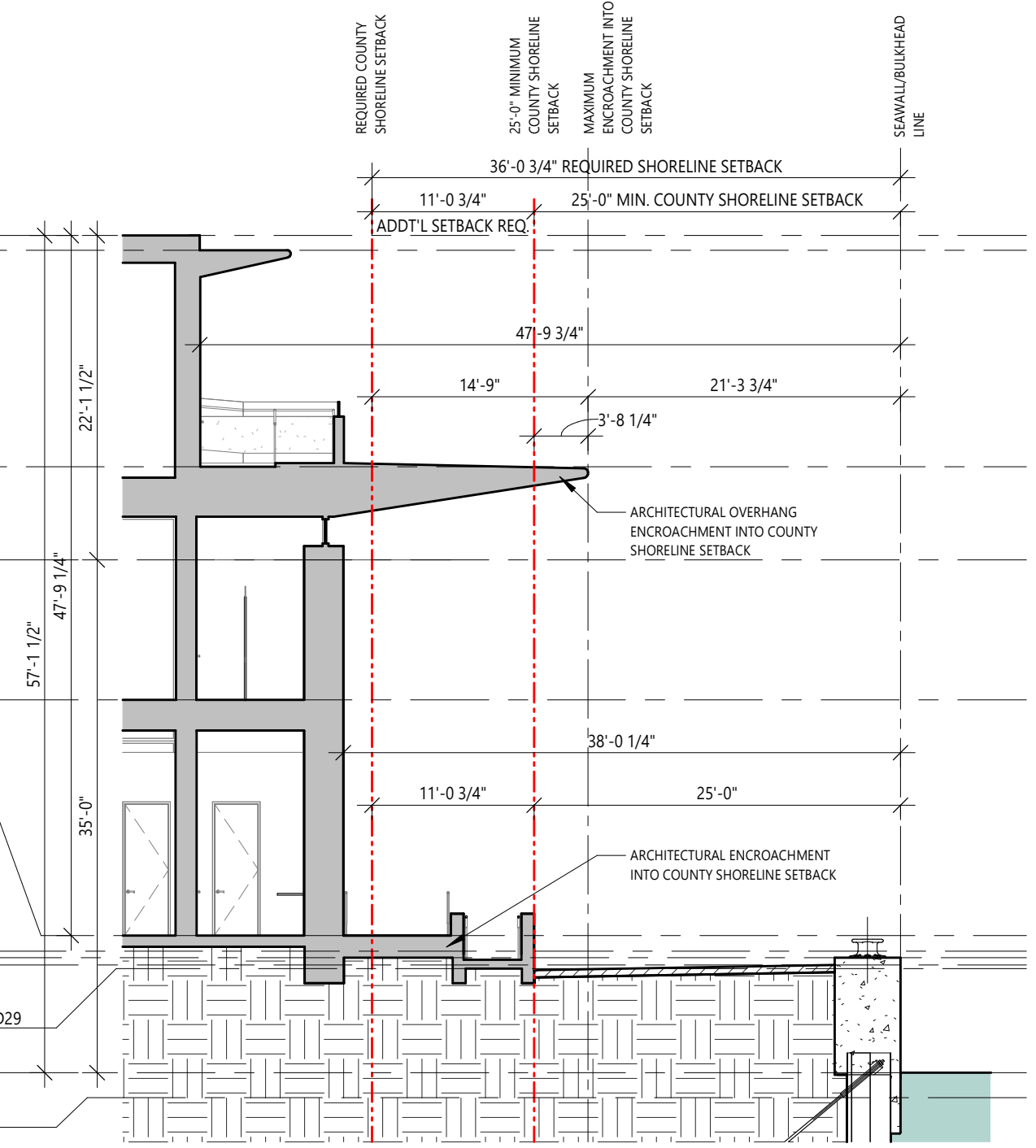
| BUILDING | MAXIMUM ARCHITECTURAL ENCROACHMENTS INTO 25'-0" COUNTY SHORELINE SETBACKS: | MAXIMUM ARCHITECTURAL ENCROACHMENTS INTO REQUIRED COUNTY SHORELINE SETBACKS: |
|--------------------|--|--|
| MARINA PAVILION: | 3'-8 1/4" | 14'-9" |
| OWNER'S PAVILION: | 3'- 8 1/4" | 7'-10 7/8" |
| MARINA OPERATIONS: | 11'-10" | 16'-0 5/8" |

SPECIAL CIRCUMSTANCES:

NO TREES OR BENCHES PROPOSED WITHIN THE 25'-0" COUNTY SHORELINE SETBACK DUE TO MARINA USE.



- MARINA ROOF PARAPET - 58.83' NGVD29 (57.27' NAVD88)
- MARINA TO ROOF - 57.83' NGVD29 (56.27' NAVD88)
- MARINA DECK FLOOR - 43.06' NGVD29 (41.50' NAVD88)
- 35' ABV MHW COUNTY SHORELINE - 36.71' NGVD29 (35.15' NAVD88)
- SECOND FLOOR - 27.15' NGVD29 (25.58' NAVD88)
- DFE / FIRST FLOOR - 11.06' NGVD29 (9.50' NAVD88)
- BFE - 10.00' NGVD29 (8.44' NAVD88)
- PROPOSED TO BULKHEAD CAP - 9.56' NGVD29 (8.00' NAVD88)
- SHORELINE GRADE - 9.06' NGVD29 (7.50' NAVD88)
- APPROX AVG GRADE AT BASE OF PLINTH - 8.81' NGVD29 (7.25' NAVD88)
- MHW - 1.71' NGVD29 (0.15' NAVD88)
- NGVD29 ZERO DATUM - 0.00' NGVD29 (-1.56' NAVD88)



1 MARINA PAVILION COUNTY SHORELINE SETBACK DIAGRAM
 3/32" = 1'-0"

BMA Project No. 2025.05.1



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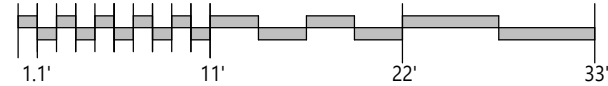
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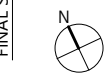
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 P: 305.673.2025

Graphic Scale: 1 inch = 11 feet



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|-----------|----------------------------|------------|----|
| PB25-0784 | 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

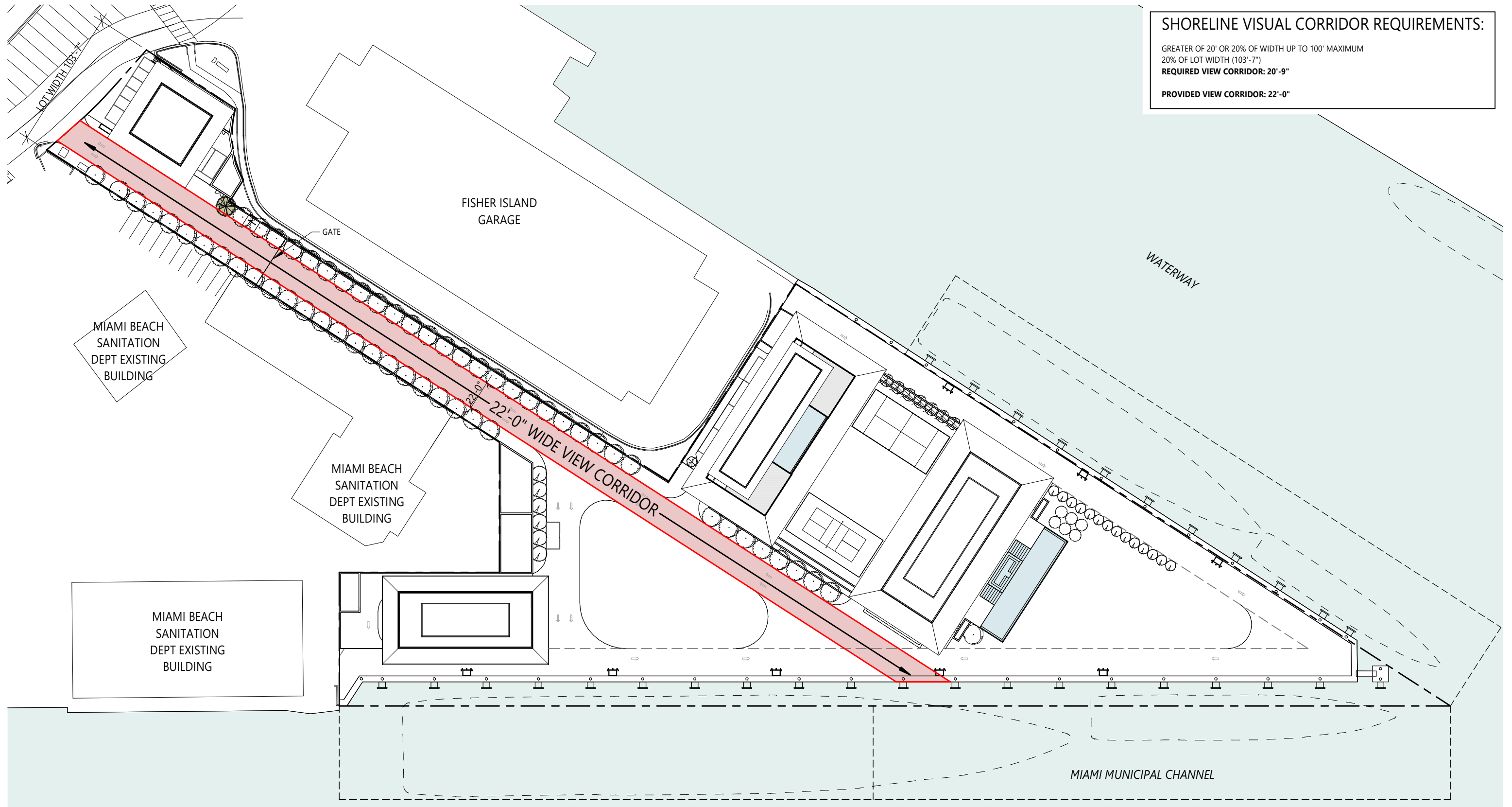
Scale
 As indicated



SHORELINE SETBACKS

Drawn By
 JG

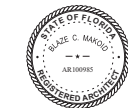
Dwg. no.
A70



SHORELINE VISUAL CORRIDOR REQUIREMENTS:
 GREATER OF 20' OR 20% OF WIDTH UP TO 100' MAXIMUM
 20% OF LOT WIDTH (103'-7")
REQUIRED VIEW CORRIDOR: 20'-9"
PROVIDED VIEW CORRIDOR: 22'-0"

BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

BMA
ARCHITECTS

P: 786.409.4462
2200 NW 2nd Ave Miami, FL 33127

Project Management:
Envoie Projects
220 East 42nd Street, Suite 408
New York, NY 10017
P: 646.395.5499

Owner's Representative / PM:
Coastal Group Marinas
Holtec Center, 1001 N. US Hwy One,
Suite 710 Jupiter, FL 33477
P: 561.385.1429

Design Architect:
Winch Design
Parklife House, 133 Deodar Road
London SW15 2NU
P: +44 (0) 20 8392 8400

Structural Engineer:
TYLin Group
32 Old Slip 10th and 17th Floors
New York, NY 10005
P: 212.228.0662

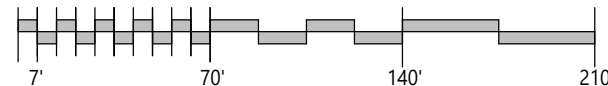
Landscape Design Architect:
Wirtz International Landscape Architects
Botermelkdijk 464 2900 Schoten België
P: +32 (0) 3 680 13 22

Landscape Architect of Record:
Christopher Cawley Landscape Architecture
7245 NE 4th Ave, Suite 104
Miami, FL 33138
P: 786.536.2961

MEPS Engineer:
Hanington Engineering Consultants
233 Mount Airy Road, Suite 202
Basking Ridge, NJ 07920
P: 973.691.0602

Civil Engineer:
Kimley Horn
2 Alhambra Plaza, Suite 500
Coral Gables, FL 33134
P: 305.673.2025

Graphic Scale: 1 inch = 70 feet



| No. | Issue | Date | To |
|-----------|----------------------------|------------|----|
| PB25-0784 | 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale
1" = 70'-0"

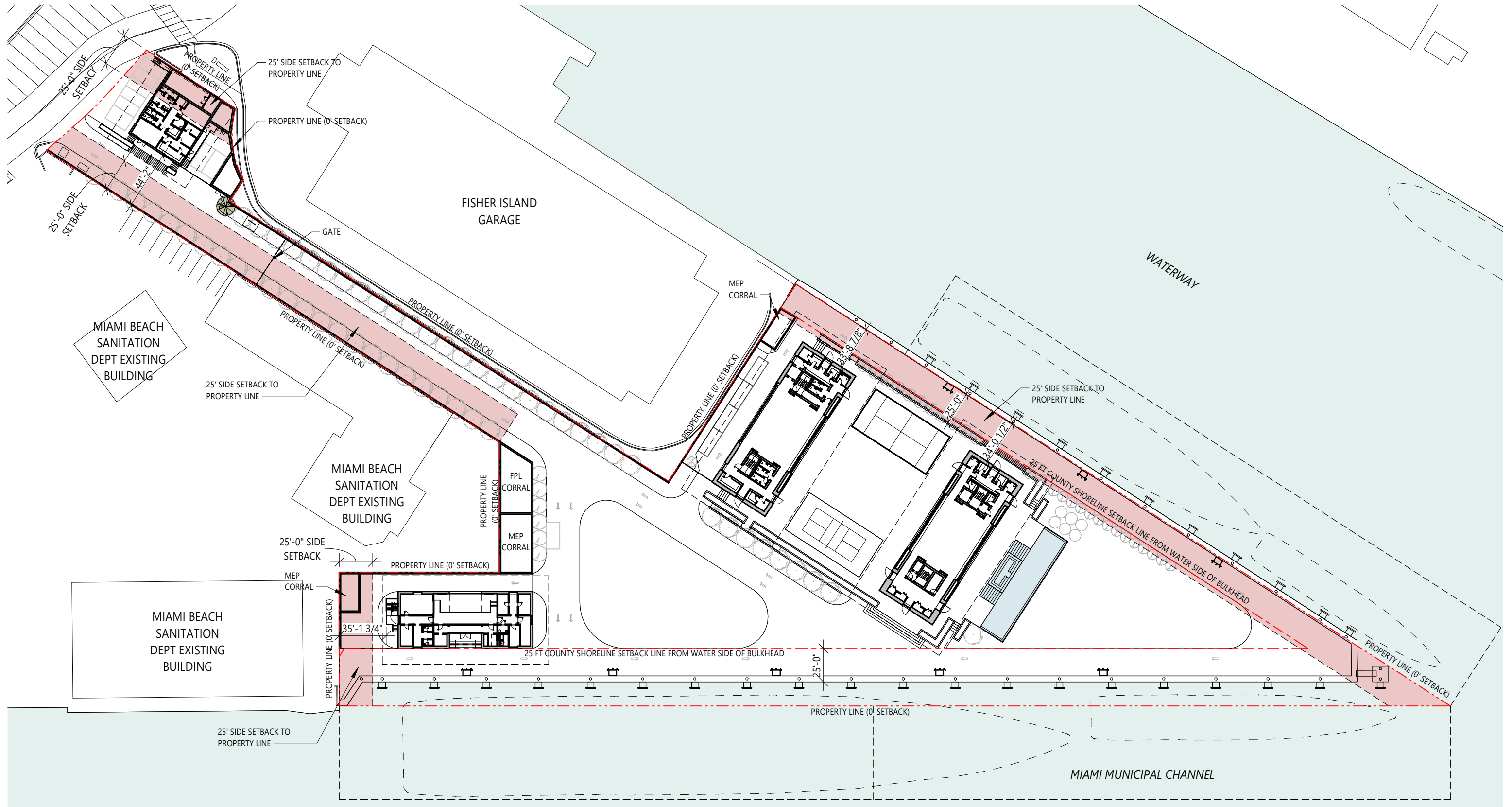
VIEW CORRIDOR



Drawn By
GS, JG

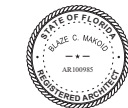
Dwg. no.

A72



BMA Project No. 2025.05.1

ONE ISLAND PARK



MIAMI BEACH, FL

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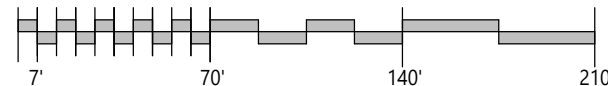
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| PB25-0784 | 09-07-2025 FINAL SUBMITTAL | 09/07/2025 | MB |

Scale
1" = 70'-0"

SITE SETBACKS



Drawn By
JK

Dwg. no.

A73